

MANNERS

RESIDENTIAL

2 Bedroom House for Sale - £345,000

Wellington Terrace, Knaphill, Woking, Surrey, GU21 2AP



KEY FEATURES

- CHARACTER COTTAGE • TWO BEDROOMS • OPEN PLAN RECEPTION ROOM WITH FIREPLACE • MODERN KITCHEN • FOUR PIECE BATHROOM SUITE • GAS CH & DOUBLE GLAZING • FRONT AND REAR GARDENS • DRIVEWAY • FREEHOLD • EPC RATING: D65

Description

This charming two bedrooms character cottage forms part of a sought after and attractive terrace, and offers a good sized open plan lounge/dining room with a open fireplace, front and rear cottage gardens and its own driveway.

The property is located within walking distance of both Knaphill and St Johns village centres with their respective ranges of shops and schools, and just a short drive or bus ride to Woking's vibrant town centre and mainline station.

On approaching the cottage you will appreciate its undoubted charm and on entering the accommodation through you will find yourself in a cosy lounge/dining room with an open fireplace and windows overlooking the cottage style gardens both to the front and rear. The modern kitchen with a built in oven and hob is situated to the rear of the dining area, and provides access to the back garden.

A staircase from the living area leads to the first floor landing where you will find a principal bedroom with built in wardrobes, a further bedroom, and a four piece bathroom suite with an over-sized walk in shower cubicle. The accommodation is complimented by gas fired central heating and double glazing.

Outside the property benefits from driveway and cottage style garden to front and an enclosed garden to the rear. An internal viewing is highly recommended.

Ground Floor

Covered Porch - With door to lounge/dining room.

Lounge/Dining Room - 20' 4" x 12' 10" (6.21m x 3.93m)
Double aspect room with exposed brick fireplace, windows overlooking gardens to the front and rear, stairs to first floor landing and door to kitchen.

Kitchen - 9' 6" x 6' 10" (2.9m x 2.1m) With window to rear and door to outside, and fitted with a range of light oak fronted units with contrasting laminate work surfaces, built in oven, hob and extractor fan, space for fridge/freezer and washing machine. Wall mounted gas fired boiler.

Outside - The property enjoys a lawned garden and driveway to the front, and a good sized enclosed garden to rear with a patio area and raised lawn.

First Floor

Landing - Stairs from the living room lead to the first floor landing, with access to loft space, storage cupboard.

Bedroom 1 - 11' 0" x 10' 11" (3.36m x 3.33m) With window to front, range of built in wardrobes, further linen cupboard.



Bedroom 2 - 8' 11" x 7' 1" (2.74m x 2.18m) With window to rear.

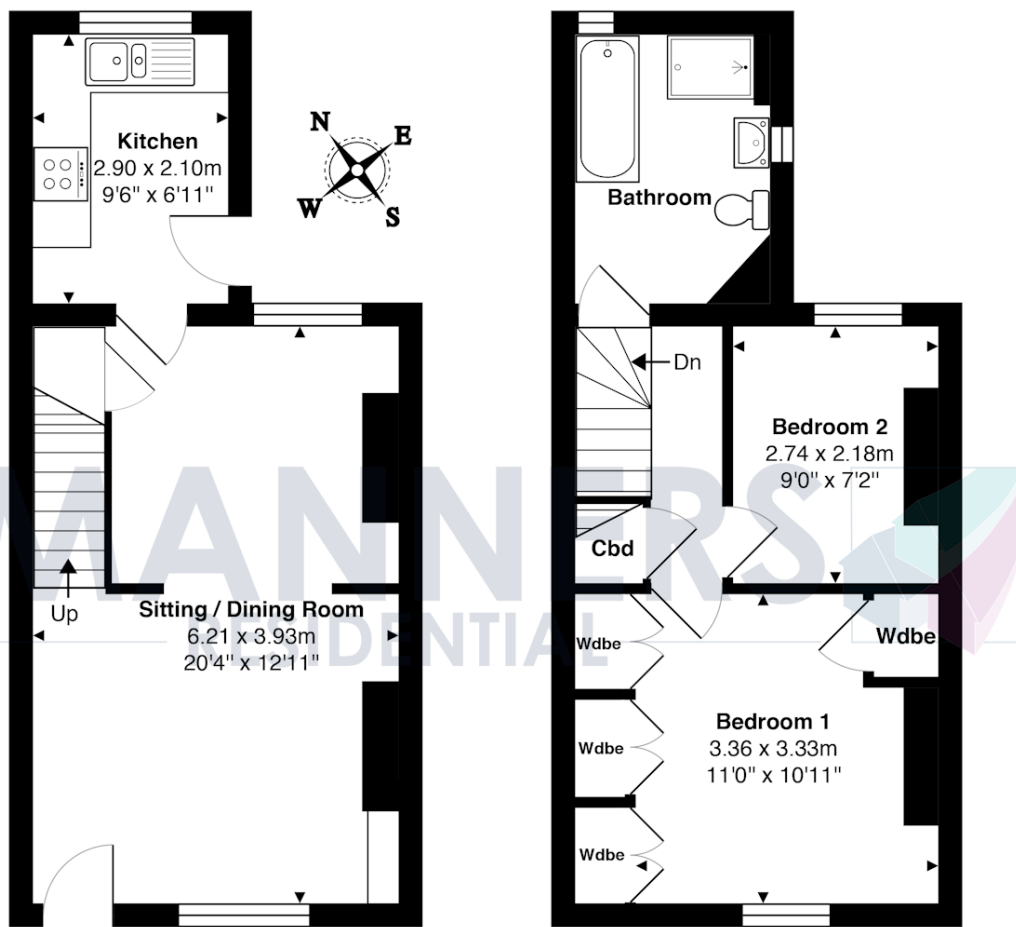
Bathroom - With windows to rear and side and fitted with a four piece suite, comprising bath, over-sized walk in shower cubicle, vanity unit with wash hand basin and w.c.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Additional Information: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.



Ground Floor

Approx. Gross Internal Area 31.0 m² ... 334 ft²

1st Floor

Approx. Gross Internal Area 31.0 m² ... 333 ft²

Total Approx. Gross Internal Area 62.0 m² ... 667 ft²

All measurements are approximate and for display purposes only. Not to scale.