

MANNERS

RESIDENTIAL

3 Bedroom House for Sale - £425,000

Hanover Court, Woking, Surrey, GU22 7UX



KEY FEATURES

- TERRACED HOUSE • LARGE LIVING ROOM • REFITTED KITCHEN • TWO DOUBLE BEDROOMS • THIRD BEDROOM SET UP AS A STUDY • GAS CENTRAL HEATING • GARAGE IN A NEARBY BLOCK • FREEHOLD • EPC RATING:- C74

Description

This superbly presented three bedroom neo Georgian town house is located in a convenient and sought after central position within a short walk of Woking town centre and mainline station.

The accommodation comprises: entrance hall, downstairs cloakroom, large living room with patio doors to rear garden, refitted kitchen with appliances, landing, two double bedrooms, third bedroom set up as a study, three piece bathroom suite, gas central heating, small rear garden, garage in nearby block.

Woking main line train station provides fast and regular services direct to Waterloo (about 30 mins). The town centre is next to the station and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex.

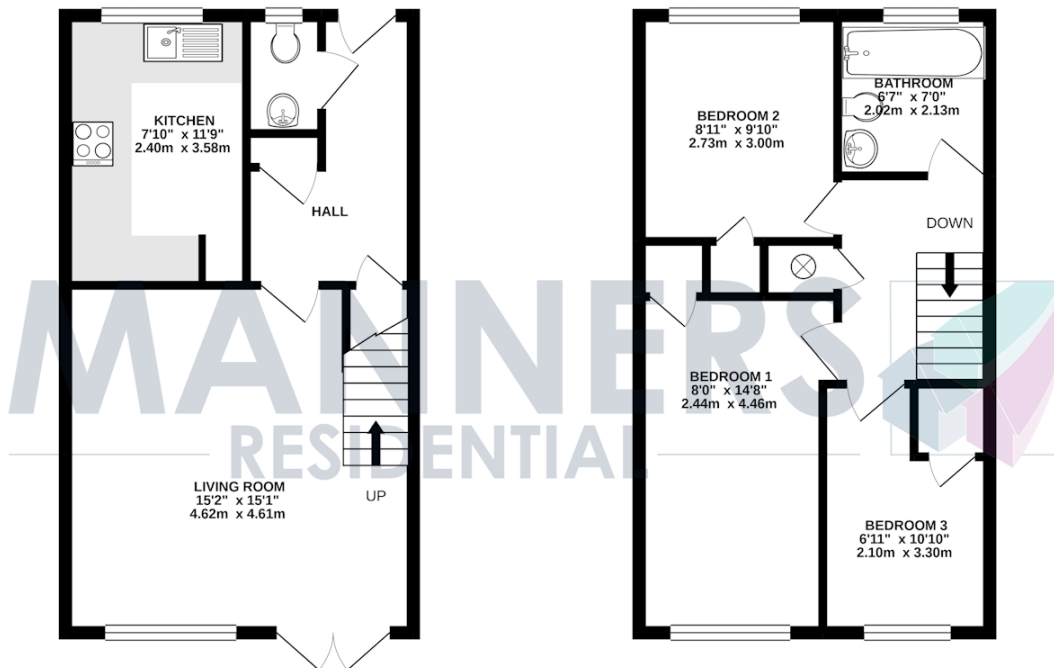
Additional Information: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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