

# MANNERS

## RESIDENTIAL

2 Bedroom House for Sale - £315,000

Inkerman Road, Knaphill, Woking, Surrey, GU21 2BQ



### KEY FEATURES

- END OF TERRACE HOUSE • TWO DOUBLE BEDROOMS • MODERN KITCHEN & BATHROOM • GAS CH AND DOUBLE GLAZING • NEUTRAL DECOR AND CARPETS • WEST FACING REAR GARDEN • RESIDENTS PARKING AREA (TWO PERMITS) • WELL KEPT COMMUNAL GROUNDS • FREEHOLD • EPC RATING:- D67

## Description

Located on a highly sought after small development mid way between Knaphill and St Johns village centres and just a short drive or bus ride to central Woking, this spacious and well presented end of terrace house offers two double bedrooms, a large living room, a modern kitchen and bathroom and a west facing rear garden.

## Location

Enjoying a pleasant aspect over well kept communal grounds, this freehold end of terrace house is presented in neutral tones throughout and has been modernised in recent years, including a refitted kitchen and bathroom.

Conveniently positioned adjacent to the residents parking area, the bright and airy ground floor accommodation comprises of an entrance hall leading to a good sized living room with sliding patio doors to the west facing garden, and a modern kitchen with a built in oven and hob, a handy serving hatch to living room, and a view over a communal green to the front. Stairs from the first floor landing lead to a galleried landing, two generous double bedrooms and a modern white bathroom suite.

Outside the property benefits from a communally maintained front garden, and to the rear there is a good sized private enclosed rear garden, that enjoys a favourable westerly aspect. There is gated side access leading to a residents parking area. Two parking permits are supplied on an annual basis by the residents association. N.B Parking spaces are not allocated. N.B 2. There is an annual estate service charge for the upkeep of the communal grounds, approx £360-£370 per annum.

The property is located mid way between Knaphill and St Johns village centres and within a short walk of local shops and schools. Woking town centre is just a short drive or bus ride away, as too are both Woking and Brookwood mainline stations.



## Ground Floor

**Recessed Porch** - With storage cupboard and door to entrance hall.

**Entrance Hall** - With stairs to first floor landing, under stairs storage cupboard and doors to living room and kitchen.

**Living Room** - 16' 10" x 11' 8" (5.15m x 3.57m) With sliding patio doors to rear garden and serving hatch to kitchen.

**Kitchen** - 11' 4" x 5' 6" (3.47m x 1.7m) With double glazed window to front, and fitted with a range of cream fronted units with complimentary work tops, built in oven, hob and extractor fan, wall mounted gas fired boiler.

## First Floor

**Galleried Landing** - With access to loft space, linen cupboard and doors to all first floor rooms.

**Bedroom One** - 10' 7" x 11' 8" (3.23m x 3.57m) With double glazed window to rear.

**Bedroom Two** - 10' 3" x 11' 8" (3.13m x 3.57m) With double glazed window to front, built in storage cupboard.

**Bathroom** - With double glazed window to side and fitted with a modern white suite.

## Exterior

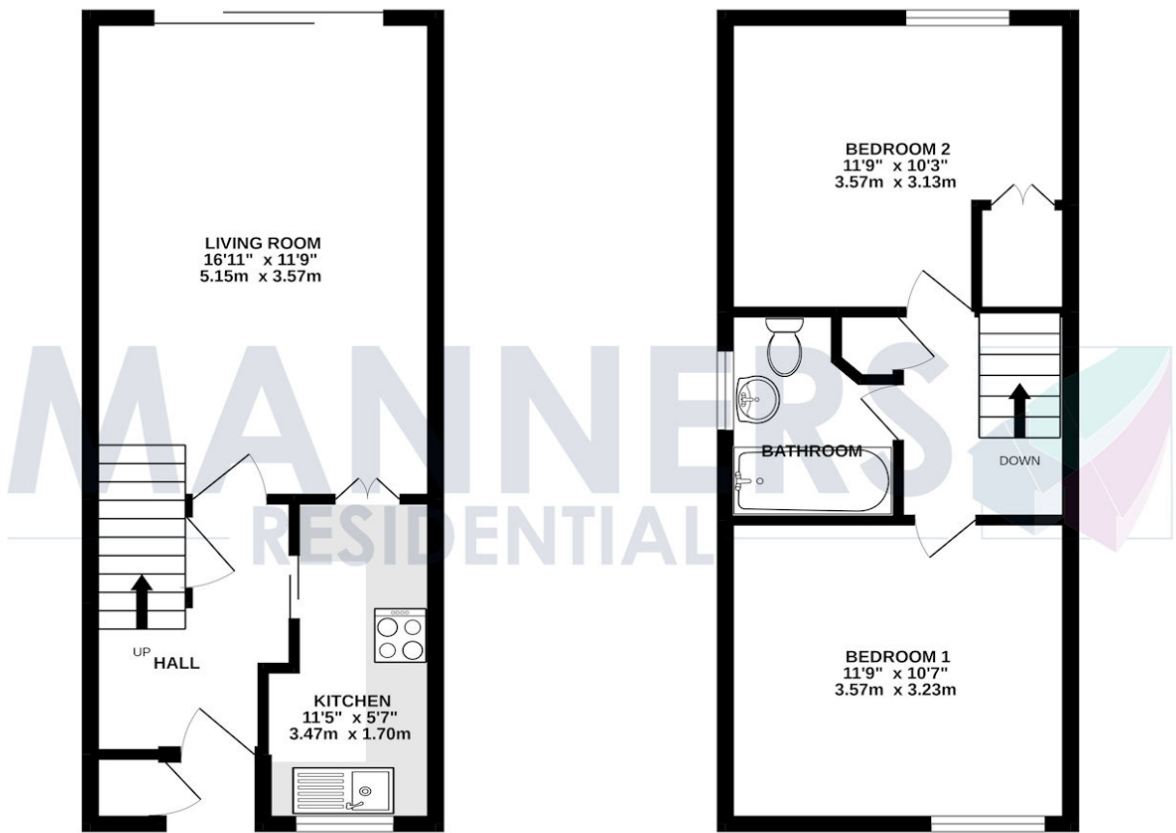
**Outside** - There is an open plan garden to the front which is communally maintained, and private enclosed garden to the rear with gated side access to the residents parking area.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

**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  
322 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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