

MANNERS

RESIDENTIAL

1 Bedroom House for Sale - £249,950

Blencarn Close, Goldsworth Park, Woking, Surrey, GU21 3RW



KEY FEATURES

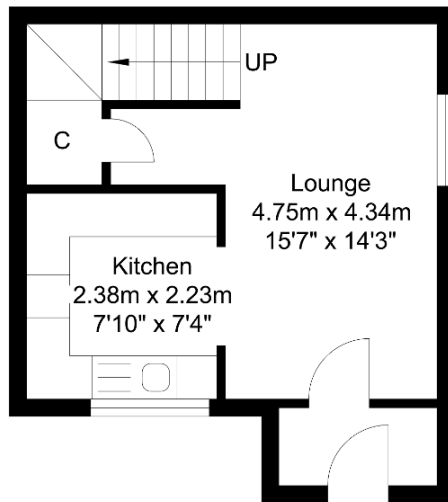
- CLOSE TO THE LAKE • CUL DE SAC POSITION • ONE DOUBLE BEDROOM • GOOD SIZED LIVING ROOM • KITCHEN • BATHROOM • DOUBLE GLAZING • PARKING • FREEHOLD • EPC RATING:- D65 / COUNCIL TAX:- BAND C

Description

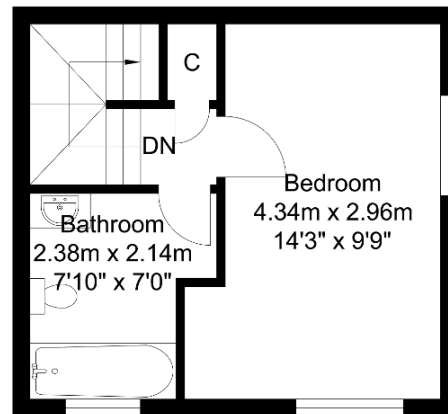
A one double bedroom freehold house benefiting from having its own parking space as well as private open plan front garden. The property is a short distance from local amenities including Waitrose and just a short drive or bus ride to Woking town centre and mainline station. The property has double glazing throughout.

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		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Total Approximate Area
241.54 sq. ft.
(22.44 sq. m)



First Floor
Total Approximate Area
221.84 sq. ft.
(20.61 sq. m)

Total Approximate Area
463.38 sq. ft.
(43.05 sq. m)