

Wooland Court, Church Crookham, Fleet, Hampshire, GU52 6XS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Description: The accommodation comprises of large lounge which includes built in storage cupboard, dining area, inner hallway with built in storage cupboard, kitchen, double bedroom and family bathroom. Further benefits also include significant storage space in the loft and built in wardrobes in the bedroom. Viewings are advised.

Outside: Allocated parking for one car with additional visitors parking, outside storage cupboard and personal bin storage area.

Location: Situated on the popular Zebon Copse development is this 1 bedroom maisonette, the property is within walking distance of local amenities, a short drive from Fleet mainline station offering direct to London Waterloo in 40 minutes and is also just a short commute to the M3 junction 4a.

Features

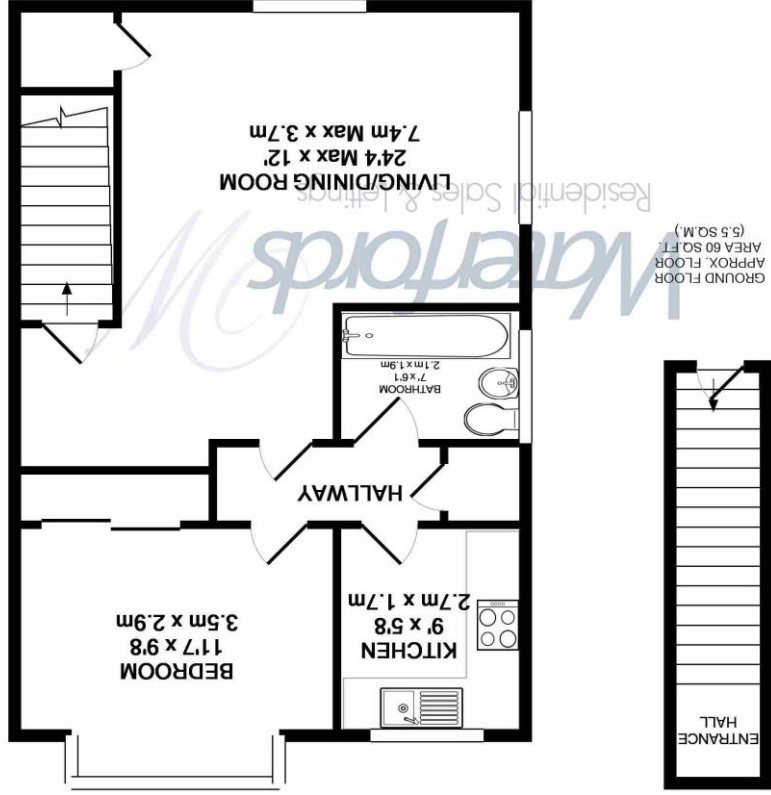
- One Bedroom Maisonette
- First Floor
- Off Street Parking
- Investment Opportunity

Offers IEO: £180,000

Leasehold

Property Misdescription Act
Waterfords Estate Agents have not tested any heating system of appliances and cannot give any warranties as to their working order. Waterfords Estate Agents for themselves and for the vendors of this property whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and not of constitute any part of a contract. No person in the employment of Waterfords Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. These details have been prepared in accordance with the Property Misdescription Act.

1ST FLOOR
APPROX. FLOOR
AREA 670 SQ. FT.
(52.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 629 SQ. FT. (58.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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