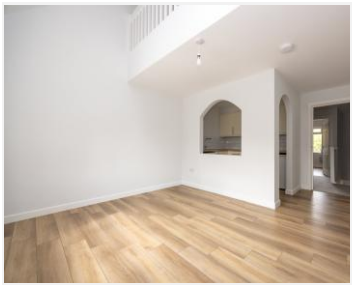
Seymours















15 Lawrence Close
Burpham

£250,000 Guide Price

Arrange a viewing: 01483 300667

Property details

2 bedrooms
1 bathroom
EPC Rating D

- Leasehold
- Completely refurbished throughout
- New kitchen & bathroom
- Newly fitted flooring & carpets
- Two double bedrooms
- Good-sized living room
- Allocated parking
- Ultrafast broadband available
- No onward chain









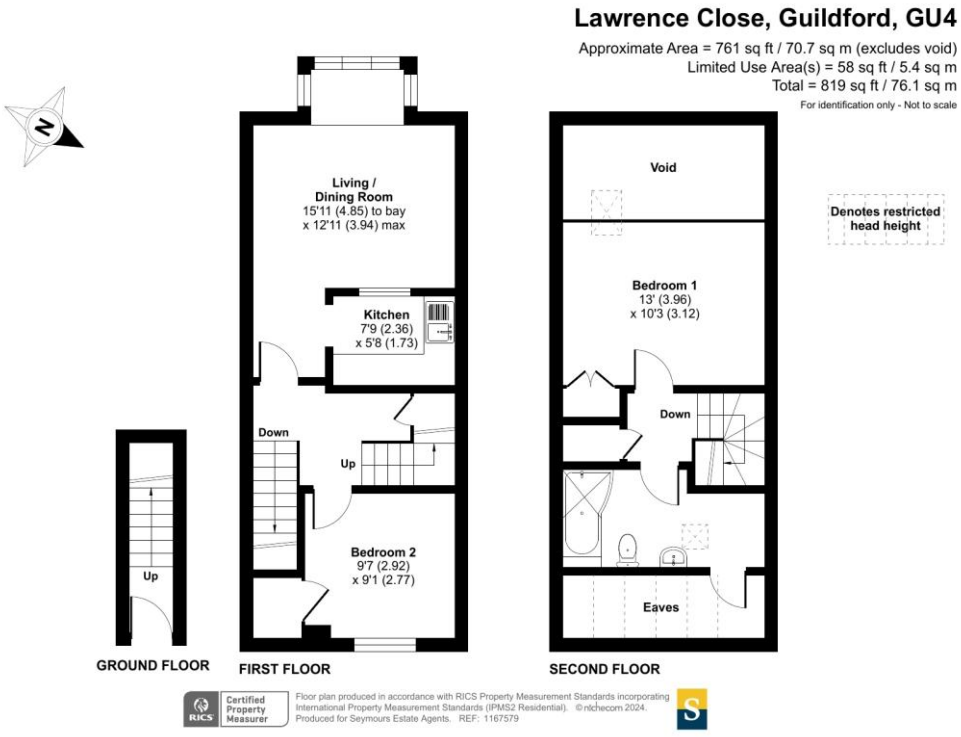
An immaculately-presented two double-bedroom first-floor maisonette situated on the popular Weybrook Park development close to local shops and amenities. The property has been completely refurbished and benefits from a living/dining room opening onto the re-fitted kitchen, contemporary-style bathroom, new electric heating system newly fitted flooring and allocated parking. Offered to the market with no-onward chain.

The front door opens into an entrance hall with stairs to the first-floor. There is a front-aspect bedroom with useful storage cupboard. To the rear, the living room has a space for relaxed seating, whilst a breakfast bar provides a useful space for informal dining. This opens into the kitchen which has been re-fitted with a range of Shaker-style eye and base level units comprising an integrated oven and hob with extractor over and space for white goods. Stairs lead to the mezzanine floor where there is a double bedroom with Velux-style window and additional window to the side, as well as a built-in wardrobe cupboard. A door leads into the newly-fitted bathroom which features a contemporary-style suite comprising a bath with shower over and glass side screen, pedestal wash hand basin and WC.

Outside, the property has the benefit of an allocated parking space as well as additional resident's parking.

Lease: 999 years from 1 April 1988
Service charge: £375 per annum
Ground rent: £75 per annum

Weybrook Park is a development of residential properties dating from the late 1980's. Located about 2 miles to the east of the Town Centre, close to a range of local shops and the Sainsbury's superstore. There is an excellent range of both private and state schools in the area including George Abbot Comprehensive and Burpham Primary School, which are both within walking distance. There is a nearby road junction with the A3 giving fast road access to London and via the M25 to both Heathrow and Gatwick airports. Guildford and Woking mainline stations are within a 10-minute car journey.



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