



Burdock Close, Lightwater

**£350,000**





## Burdock Close, Lightwater, Surrey

*Two bedroom semi detached house in a lovely position overlooking green open space, in need of refurbishment. The property has a garage and driveway and is being offered for sale with no onward chain.*

### FEATURES

- In need of refurbishment
- Lovely outlook
- No onward chain
- Gas central heating
- Double glazing

### ACCOMMODATION

- Entrance Hall
- Kitchen
- Sitting/dining room
- Two bedrooms
- Bathroom
- Loft storage

### OUTSIDE

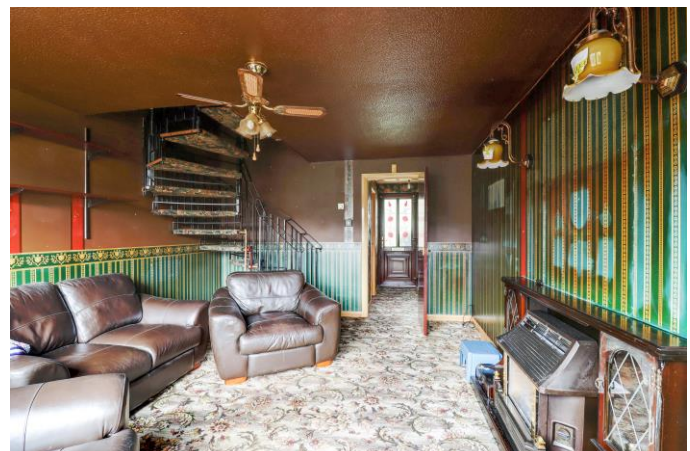
- Garage with electric door
- Driveway parking
- Part walled garden

### COUNCIL TAX

Band C – Surrey Heath

### EPC RATING

D









## Burdock Close

Approximate Gross Internal Area 51.73 sq m / 556.81 sq ft  
(Excluding Garage)

Garage Area 12.45 sq m / 134.01 sq ft

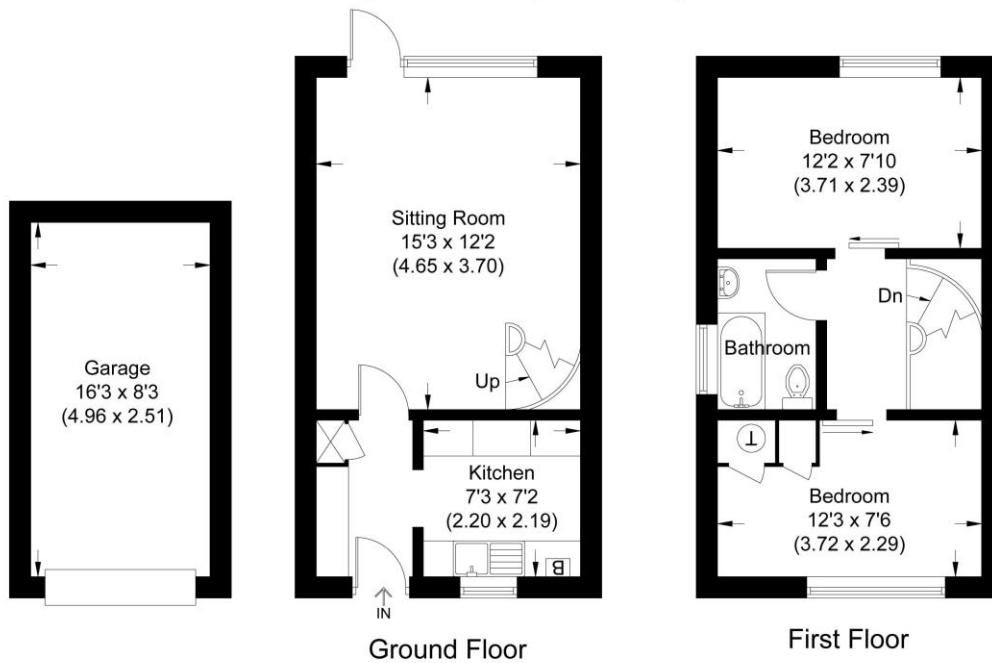


Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Disclaimer:** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards / shelves, etc. Accordingly, they should not be relied upon for carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these.

Postcode for sat nav: **GU18 5YP**



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