



33 Kingfisher Close, FARNBOROUGH, Hampshire GU14 9QX

Offers in Excess of £200,000 Freehold

JIGSAW ESTATES HAMPSHIRE are pleased to offer to the market, this home which is perfect for a first time or investment buyer. It is ideally situated with access to a range of local amenities including; a selection of local schools, shops and Hawley woods which hosts Hawley Lake, a great place for walking and running. Just a short drive away you also have; Farnborough airport, the mainline station to London, the town centre and also the M3 and A331 are very accessible.

Accommodation comprises; an open plan living/kitchen room, a generous double bedroom and a bathroom. Other benefits include; allocated parking space, double glazing, a small strip of grass to the front.

Note: There is a service charge of approximately £30 per month.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed

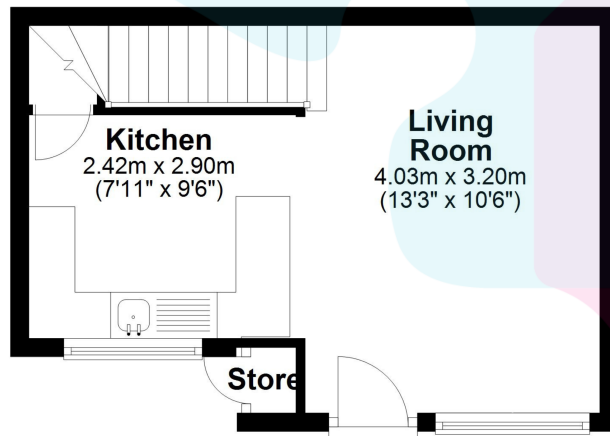


- FREEHOLD HOUSE
- OPEN PLAN KITCHEN AND LIVING AREA
- DOUBLE GLAZING

- ALLOCATED PARKING FOR ONE VEHICLE
- GENEROUS DOUBLE BEDROOM

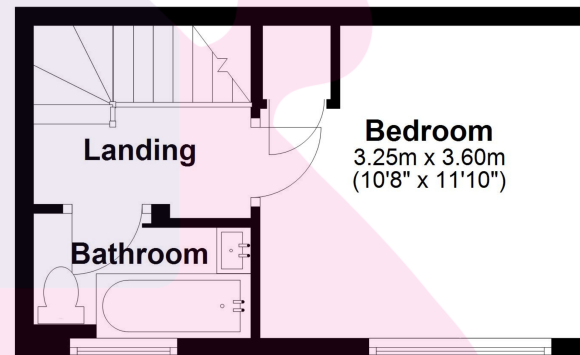
Ground Floor

Approx. 24.1 sq. metres (259.1 sq. feet)



First Floor

Approx. 21.0 sq. metres (226.5 sq. feet)



Total area: approx. 45.1 sq. metres (485.6 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			94
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	