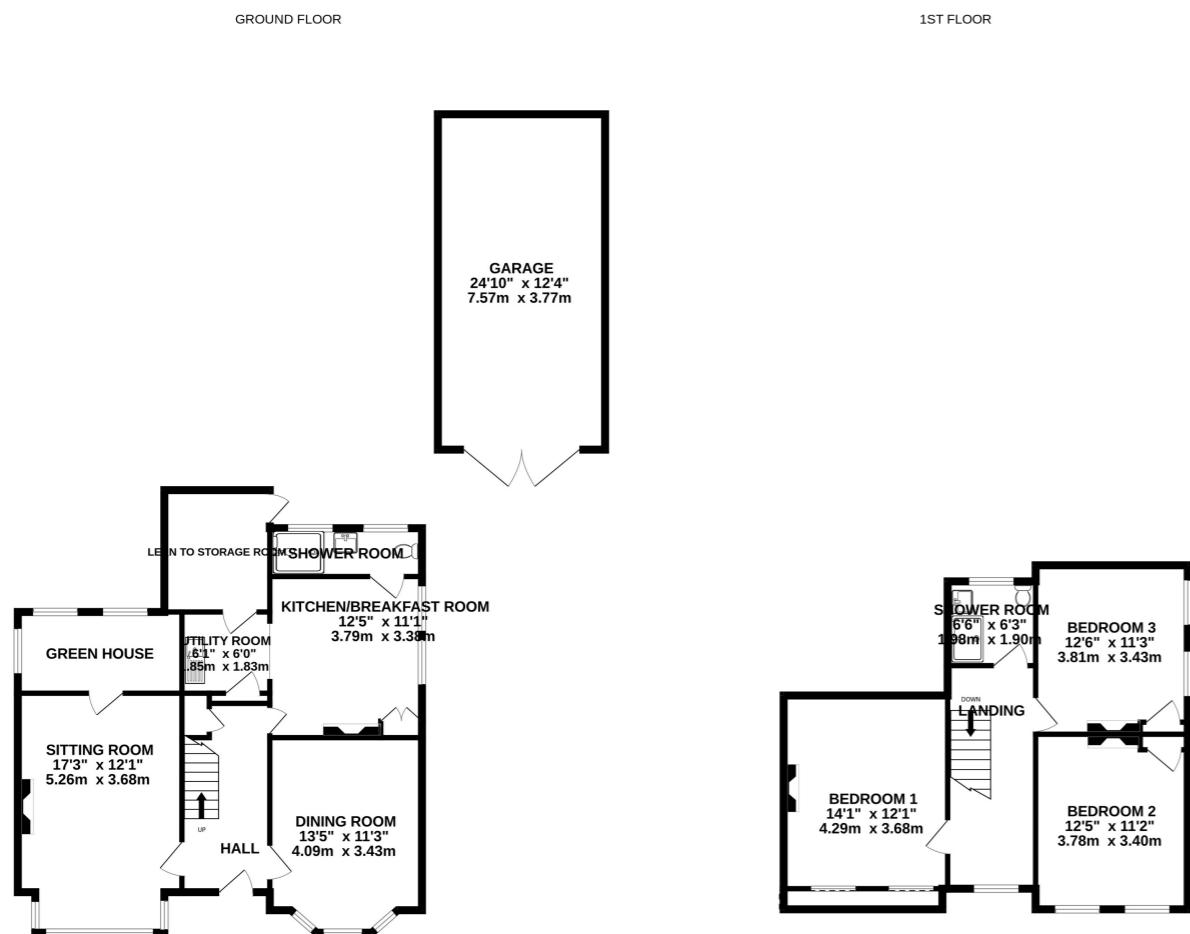


# Valetta, Frimley Road

## Ash Vale, GU12 5PD



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## £750,000 Freehold



- Character detached house
- Scope to improve/extend (STPP)
- Three double bedrooms
- Two reception rooms
- Off road parking
- Walking distance of mainline station

- Built circa 1890
- Plot of approx. 0.34 acre
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	50	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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## The Property

An eye catching character three double bedroom detached house originally dating back to circa 1890, having been owned by the same family for some 70 years. The property has scope for improving/extending (subject to the normal permissions) and sits in a plot of approximately 0.34 acre. No onward chain.

On the ground floor the property has a welcoming reception hall, sitting room, dining room, kitchen/breakfast room with built-in oven and hob leading to a utility room, shower room and lean-to storage room. There are three double bedrooms with original fireplaces, a decorative balcony and a shower room. The property has gas fired central heating by radiators and the boiler was replaced approximately 5 years ago.

Outside, the front garden is mainly shingle with ample off road parking for several vehicles, and there is a timber built garage with power and light, measuring approx. 24'10" x 12'4". The rear gardens are well laid out and established.

EPC Rating: E | Council tax band F: £3,562.76 per annum

## Location

Valetta is situated along the Frimley Road in Ash Vale, being within walking distance of Ash Vale mainline station and within easy reach of the Basingstoke Canal footpath, providing miles of scenic walks. There are local shops nearby including a Tesco Express, and good schools including Holly Lodge Primary Academy and Cherry Vale Nursery.