



Maguire Drive, FRIMLEY, Surrey GU16 9RY

PRICE £250,000 Freehold

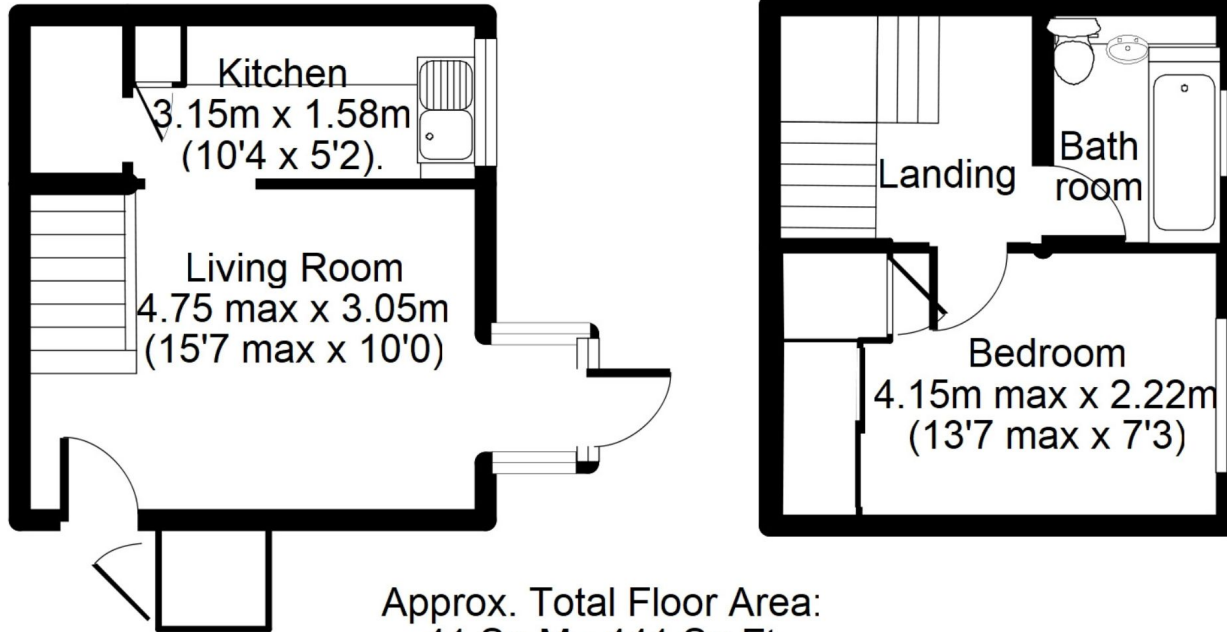
Jigsaw Estates are pleased to present to the market this well presented one bedroom freehold house situated in a quiet location tucked away at the end of a cul-de-sac. The property is located only a short distance from a number of local amenities including a Sainsbury's local, Doctors surgery, Dentists & of course the local Pub and Indian Restaurant.

Accommodation comprises a spacious double bedroom with built in wardrobes, living room and kitchen. The current owners have also recently re-fitted the bathroom to a high standard. One of the big benefits of the property is a patio door from the living room leading directly on to the communal gardens. To the front of the property there is a car park area which offers off street parking for the residents. There is a small annual maintenance charge for the development and details are available on request. In our opinion this would make an ideal first time or investment purchase. Viewings are available immediately. Council Tax band C.


Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale



- FREEHOLD HOUSE
- BRAND NEW RE-FITTED BATHROOM
- KITCHEN
- PARKING AREA TO FRONT
- BATHROOM
- COUNCIL TAX BAND = C
- DOUBLE BEDROOM
- LIVING ROOM
- PATIO DOORS ONTO COMMUNAL GARDENS
- CLOSE TO LOCAL AMENITIES
- QUIET LOCATION



Approx. Total Floor Area:
41 Sq M= 441 Sq Ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.