



51 College Road, College Town, SANDHURST, Berkshire GU47

OFFERS IN EXCESS OF £475,000

Jigsaw Estates are pleased to offer this lovely semi detached period cottage located in the heart of College Town, Sandhurst. In terms of accommodation there are three double bedrooms upstairs with stripped wood flooring and stripped wood doors.

Downstairs there are two separate reception areas with wood flooring and fireplaces and the owners have just had a stylish, brand new kitchen fitted. There is also a downstairs bathroom which has a claw foot bath and separate shower cubicle.

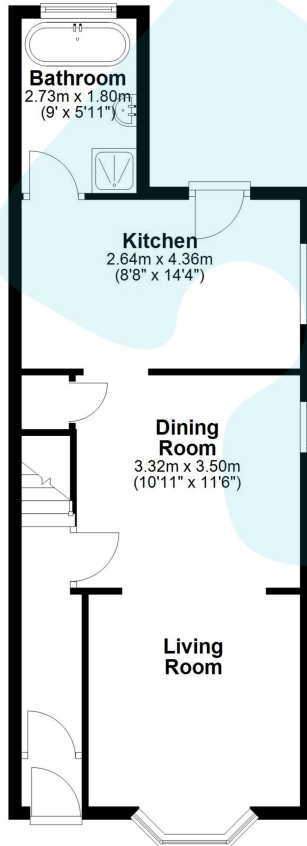
To the outside there is a long westerly facing garden leading down to a further hard standing area with a large timber shed/workshop. The main patio has a quality timber built gazebo and there is side access leading to the front where you will find a driveway parking space for one vehicle.

COUNCIL TAX BAND - D



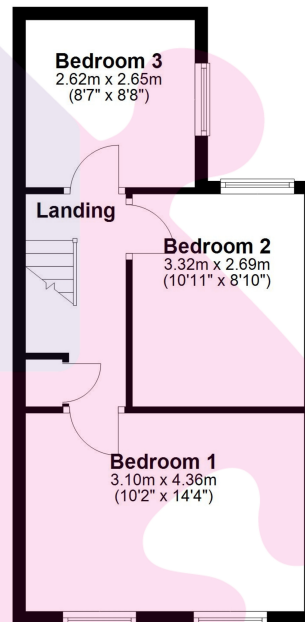
Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 82.4 sq. metres (886.8 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.

- BEAUTIFULLY PRESENTED SEMI DETACHED COTTAGE
- DOWNSTAIRS BATH/SHOWER ROOM
- LONG WESTERLEY FACING GARDEN
- CHARACTER FEATURES INCLUDING FIREPLACES, STRIPPED WOOD DOORS AND STRIPPED WOOD FLOORS
- QUALITY TIMBER BUILT GAZEBO OVER THE PATIO AND LARGE SHED AT THE REAR
- REFITTED KITCHEN (ONLY A FEW WEEKS OLD)
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING FOR ONE CAR AND LOCAL RESIDENTS USE VERGE FOR 2ND PARKING SPACE

Energy Efficiency Rating		Current	Poten
Very energy efficient - lower running costs			
(92+)	A	67	83
(81-91)	B		
(69-80)	C		
(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	