



## Avondale, ASH VALE, Hampshire GU12 5NF

**PRICE £265,000**

**\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*** Jigsaw Estates are pleased to present to the market this one bedroom bungalow situated on the popular Avondale development in Ash Vale.

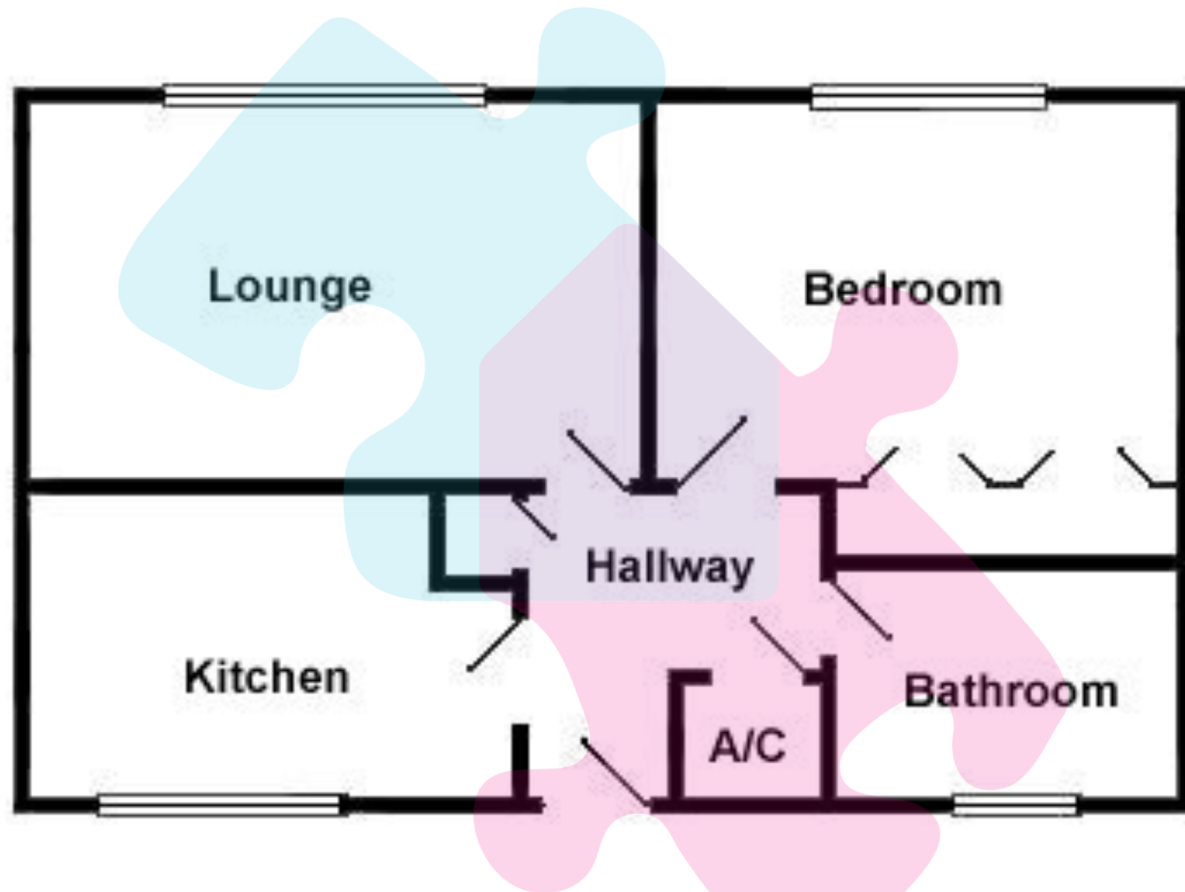
The property is conveniently situated to be within close proximity of local shops including a Tesco Express, as well as only being a short distance to Ash Vale mainline train station. For keen walkers & dog owners it is also easy to access the Basingstoke Canal and Ash ranges.

Accommodation comprises a spacious double bedroom, living room and fitted kitchen. The property has double glazing and gas central heating and a family bathroom. The property further benefits from having a larger than average rear garden and a garage. In our opinion this would suit a first time buyer, downsizer or investment buyer.

Council Tax Band- C







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.

- ONE BEDROOM FREEHOLD BUNGALOW
- FITTED KITCHEN
- GARAGE
- CLOSE TO LOCAL AMENITIES

- LIVING ROOM
- NO ONWARD CHAIN
- REAR GARDEN
- CLOSE TO MAINLINE TRAIN STATION

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

