



7 Ainger Close, ALDERSHOT, Hampshire GU12 4SS

Offers in Excess of £375,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this immaculately presented home situated in a cul-de-sac location. The house is situated within walking distance to local shop and also approximately 1 mile of Aldershot mainline station which runs regular services to London Waterloo in about 50 mins and there is also easy access to Guildford and Farnham centres.

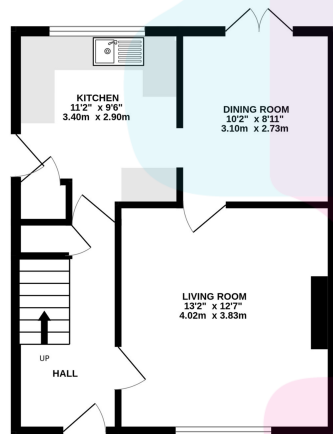
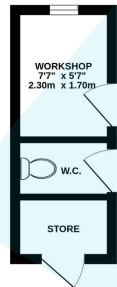
Accommodation downstairs comprises; a light and airy entrance hall, a living room with feature fireplace, dining room with direct access to the secluded rear garden, a fully fitted kitchen. Upstairs there are three generous bedrooms, a family bathroom with separate W.C. Outside to the rear is a sizeable and secluded rear garden with brick brick storage and outside W.C. To the front is a lawned garden with dwarf wall and communal parking for residents.

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.

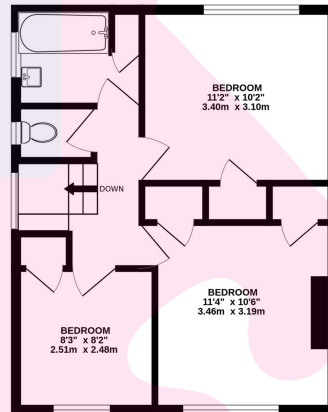


- THREE BEDROOMS
- LIVING ROOM & DINING ROOM
- LARGE SECLUDED REAR GARDEN
- CUL-DE-SAC LOCATION
- KITCHEN
- MODERN BATHROOM

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

