



**The Orchard, LIGHTWATER, GU18 5YS**

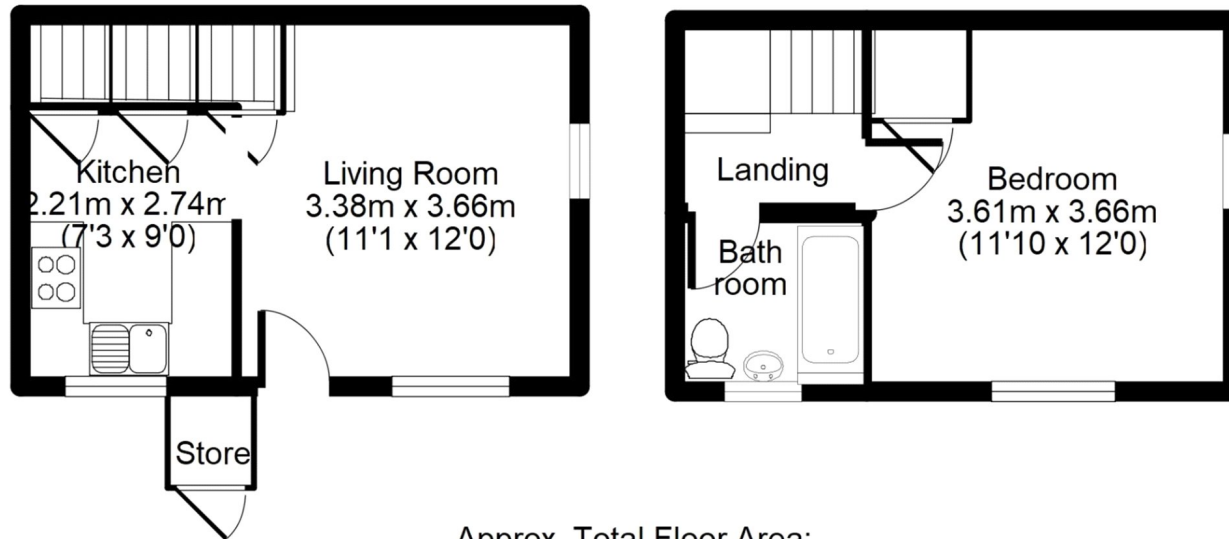
**Guide Price £225,000 Freehold**

**\*Virtual Tour Available Upon Request\***

A beautifully presented one bedroom starter home located in a sought after residential road located within one mile of the village centre and only half a mile to Lightwater Country Park providing 100 acres of woodland. The area is perfectly positioned for easy access to London and the motorway network. Accommodation comprises living room, kitchen, bathroom and double bedroom. Ideal first time buy or investment purchase. The property benefits from communal parking bays located at the front. Viewings are highly recommended.

**Jigsaw**   
**Estates Limited**





Approx. Total Floor Area:  
42 Sq M = 452 Sq Ft

Floorplan is for illustration purposes only.  
All measurements are approximate and should be verified.

- ONE BEDROOM
- STARTER HOME
- WELL PRESENTED
- COMMUNAL PARKING
- EASY ACCESS TO LIGHTWATER COUNTRY PARK & BRIAR PARK
- QUIET CUL-DE-SAC POSITION
- REFFITTED KITCHEN
- STORAGE
- BATHROOM
- IDEAL FIRST TIME BUY
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	55	66
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

