



1 Ventnor Terrace, ALDERSHOT, Hampshire GU12 4PD

£450,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this extended, characterful home with many period features, situated in a cul-de-sac location and offered for sale with no onward chain. The house is situated within walking distance to Manor Park, local shops and Aldershot 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; entrance hall, a large living room with double doors out to the rear garden, a spacious dining room, a family room with feature fireplace, a country-style kitchen with feature fireplace, utility room and a modern downstairs wet room. The entrance hall, dining room, kitchen and utility room have marble tiled flooring.

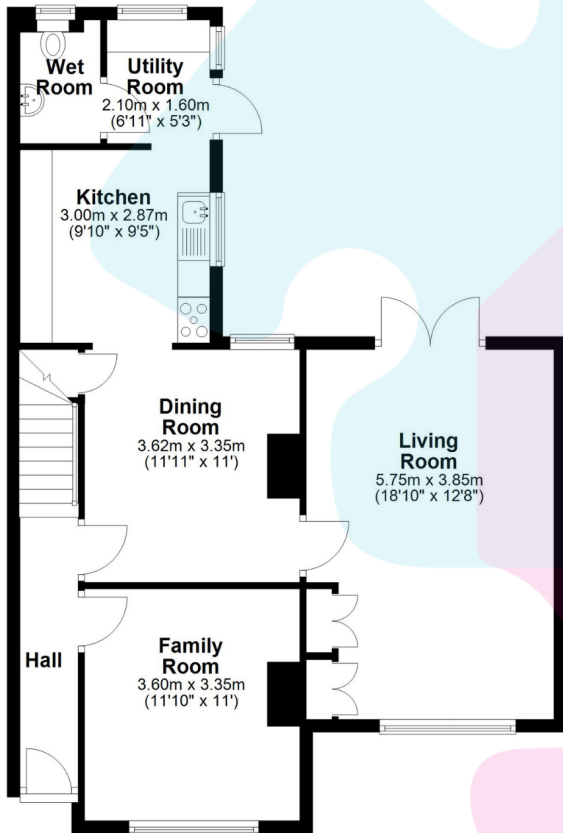
Upstairs are three generous bedrooms; the main room has a walk-through with fitted wardrobes leading to the bedroom which also benefits a dressing area and ensuite shower room. Also upstairs is a sizeable family bathroom

Jigsaw
Estates Limited

- CHARACTERFUL HOME WITH MANY PERIOD FEATURES
- THREE RECEPTION ROOMS
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- CUL-DE-SAC LOCATION CLOSE TO MANOR PARK & LOCAL SHOPS
- COUNCIL TAX BAND = C
- NO ONWARD CHAIN
- THREE BEDROOMS WITH ENSUITE TO MAIN
- SECLUDED REAR GARDEN
- WALKING DISTANCE TO ALDERSHOT STATION

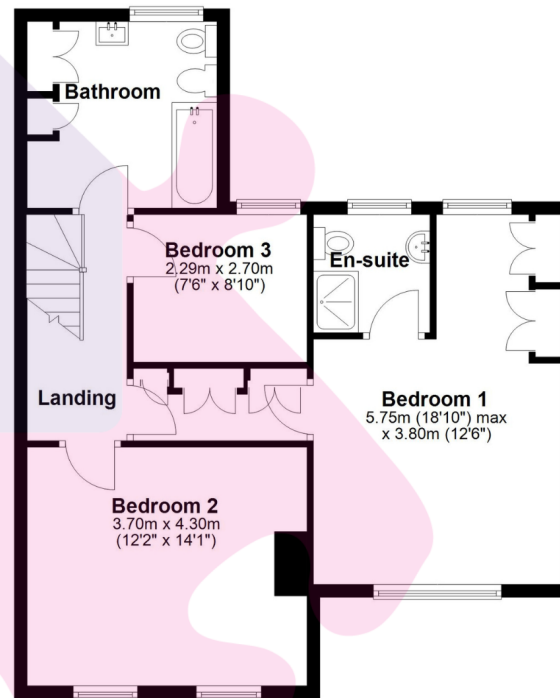
Ground Floor

Approx. 69.1 sq. metres (744.2 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



Total area: approx. 132.6 sq. metres (1427.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(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	

