

12 Wordsworth Avenue, YATELEY, Hampshire GU46 6YJ

£385,000 Freehold

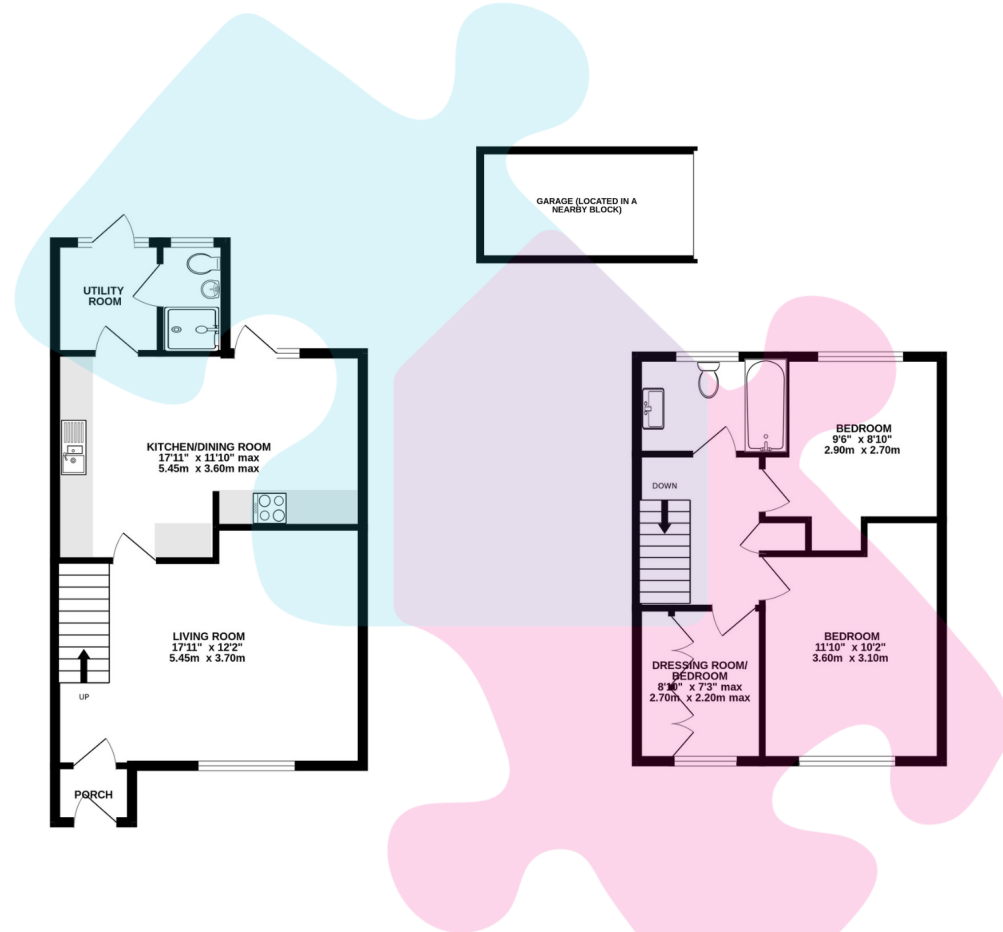
JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this wonderfully presented terraced family home. The home is within walking distance of local woodlands and Yateley Country Park which are perfect for dog walking, running and cycling. The location is ideally situated for local schools and also the A30 & M3 are easily accessible.

The ground floor comprises; entrance hall, a beautifully presented, spacious living room, a large fully-fitted modern kitchen, a utility room and also modern downstairs shower room. Upstairs are two generous double bedrooms and a single bedroom which has fully fitted cupboards and is currently being used as a walk in wardrobe.

Outside is a Westerly facing rear garden which is mainly laid to lawn with a designated patio area, perfect for entertaining. Further benefits include a garage in a nearby block and a recently block-paved driveway.



- LOCAL WOODLANDS WITHIN WALKING DISTANCE
- BEAUTIFULLY PRESENTED HOME
- GARGAE IN BLOCK
- DOWNSTAIRS SHOWER ROOM
- COUNCIL TAX BAND = D
- WESTERLY FACING REAR GARDEN
- SPACIOUS MODERN KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- MODERN FAMILY BATHROOM



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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		86
(81-91) B		
(69-80) C	72	
(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

