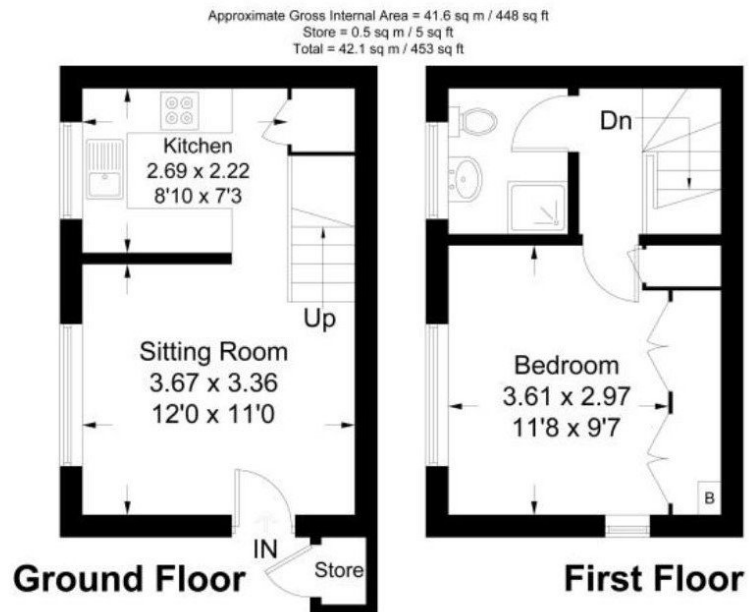


The Orchard, LIGHTWATER, GU18 5YS

Guide Price £230,000 Freehold

Virtual tour available on request A well presented one bedroom starter home in the popular Briar Development. The property is located in a popular cul de sac and is privately tucked away with a garden courtyard to the front. Accommodation comprises living room, kitchen, double bedroom and shower room. The property benefits from plenty of storage thorough out and communal parking bays. In our opinion this property would make a perfect first time buy or investment buy. Viewings highly recommended.

Jigsaw 
Estates Limited



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

- ONE BEDROOM
- STARTER HOME
- COURTYARD GARDEN
- KITCHEN
- SHOWER ROOM
- IMMACULATE CONDITION
- OFF STREET PARKING
- IDEAL FIRST TIME BUY/INVESTMENT
- POPULAR BRIAR AVENUE DEVELOPMENT
- CUL DE SAC LOCATION

Energy Efficiency Rating

	Current	Potent
Very energy efficient - lower running costs		
(92 to 100) A		90
(81 to 91) B		
(69 to 80) C		64
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC 