



Holly Lodge, Catena Rise, LIGHTWATER, Surrey GU18 5RD

PRICE £425,000 Freehold

*** NO ONWARD CHAIN ***

Jigsaw Estates are pleased to offer this spacious end of terrace home, in need of modernisation, situated near local schools and Lightwater Country Park. In terms of accommodation there are four bedrooms and a family bathroom upstairs. Downstairs there is a large living/dining room, a separate family room/study, kitchen and a lean to extension, however due to its current condition this would need replacing. The garden is mainly laid to lawn and leads onto the detached single garage with it's driveway.

The property is a stones throw from Lightwater First School and a short walk to the popular Lightwater Country Park, also Junction 3 of the M3 is a very short drive away.

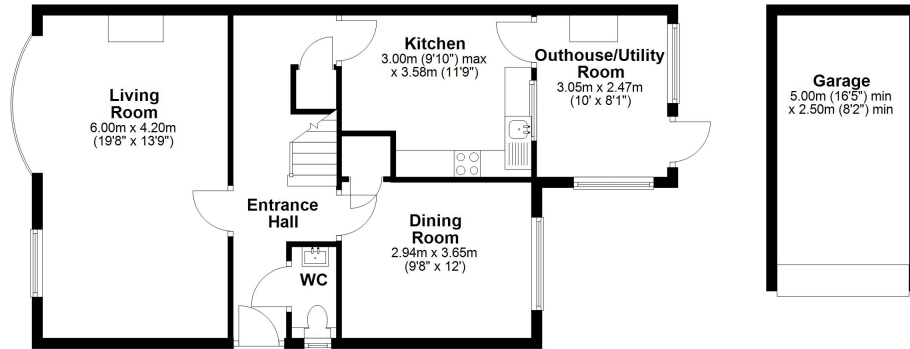
This is a perfect chance to have a spacious four bedroom home at a realistic price point, whilst offering the chance to put your own stamp on the property.



- END OF TERRACE (OF ONLY THREE HOMES)
- TWO RECEPTIONS
- NO ONWARD CHAIN
- DRIVEWAY
- QUICK ACCESS TO JUNCTION 3 OF M3
- FOUR BEDROOMS
- IN NEED OF RENOVATION
- DETACHED SINGLE GARAGE
- CLOSE TO LIGHTWATER FIRST SCHOOL & HAMMOND JUNIORS & LIGHTWATER COUNTRY PARK
- COUNCIL TAX BAND E

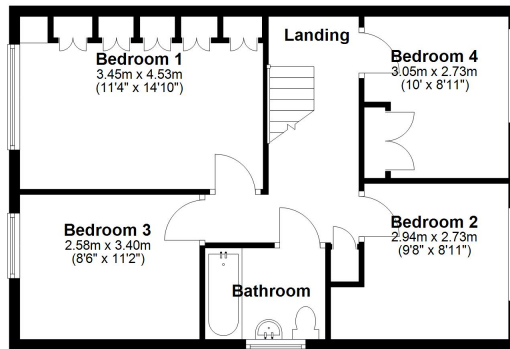
Ground Floor

Approx. 76.9 sq. metres (828.2 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



Total area: approx. 133.2 sq. metres (1433.6 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	78
(81-91)	B	
(69-80)	C	
(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

