



16 Webb Close, BAGSHOT, Surrey GU19 5QP

Offers in Excess of £350,000 Freehold

NO ONWARD CHAIN Jigsaw Estates are pleased to present to the market this well presented, end of terrace property which would be a perfect first time purchase and is situated in a quiet cul-de-sac location on the popular Connaught Park development in Bagshot.

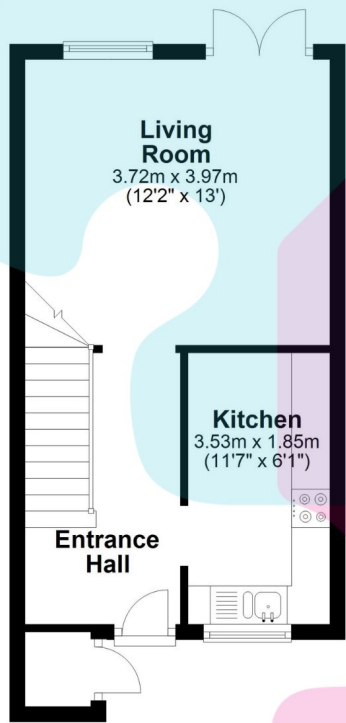
Bagshot village offers easy access to Junction 3 of the M3 and also has a local train station. The village has a number of local Pubs & cafe's and also has Waitrose & Co-op supermarkets. There are a number of local walks nearby with Bagshot having access directly onto Swinley Forest.

Accommodation comprises two double bedrooms, lounge/diner and modern kitchen. Further benefits include a bathroom with white suite, gas central heating & double glazing. Outside to the rear there is a sunny aspect garden with artificial lawn, patio area, garden shed and side access. To the front is a shingled front garden. There communal parking bays are located to the front of the property.

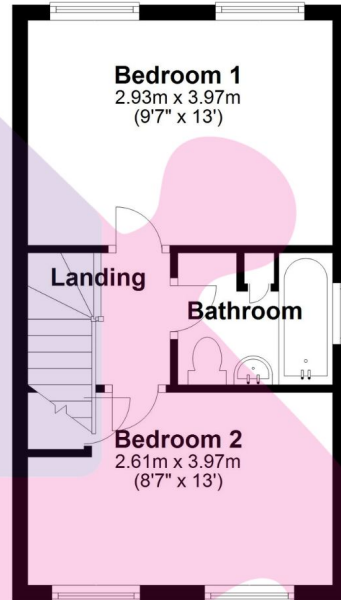
COUNCIL TAX BAND - C



Ground Floor
Approx. 30.1 sq. metres (324.4 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.5 sq. feet)



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

Total area: approx. 59.4 sq. metres (638.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- END OF TERRACE
- CLOSE PROXIMITY TO AMENITIES
- COUNCIL TAX BAND = C
- LOUNGE/DINER
- SUNNY ASPECT GARDEN
- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	70	
(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	

