



## Avocet Crescent, College Town, SANDHURST, Berkshire GU47

PRICE £375,000 Freehold

Jigsaw Estates are pleased to present to the market this terraced home with driveway and garage and situated in a popular location in Sandhurst within easy reach of local schools & amenities.

Accommodation comprises three bedrooms, a spacious lounge/dining room and separate kitchen. Further benefits include a downstairs cloakroom, double glazing and gas central heating. Outside to the rear there is a pretty and well maintained garden with patio area and rear access. To the front of the property there is a driveway providing parking for one car currently, with potential to widen and create parking for two cars. There is also an integral single garage with power & light.

The property is only a short distance away from the Meadows shopping centre which houses both the Tesco and M&S superstores. There are also excellent transport links with Blackwater train station less than 2 miles away and easy access to the M3. There are also a number of bus routes nearby.

In our opinion this would be a perfect property for either a first time buyer or someone looking to downsize. Viewings are available immediately.

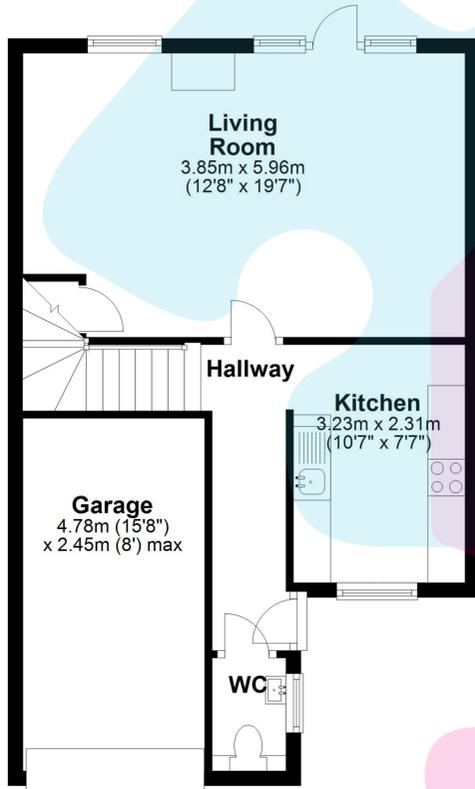
COUNCIL TAX BAND - D



- NO ONWARD CHAIN
- LOUNGE/DINER
- GAS CENTRAL HEATING
- GARAGE & DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- FITTED KITCHEN
- CLOAKROOM
- SECLUDED REAR GARDEN
- EXCELLENT TRANSPORT LINKS

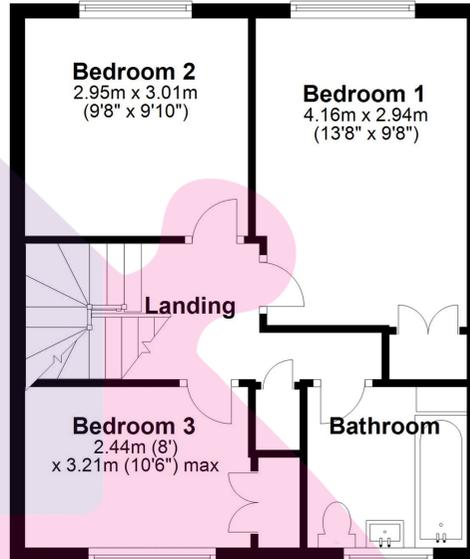
### Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



Total area: approx. 94.3 sq. metres (1014.7 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area may include a Garage.  
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+)                                       |         |                         |
| <b>A</b>                                    |         |                         |
| (81-91)                                     |         | <b>86</b>               |
| <b>B</b>                                    |         |                         |
| (69-80)                                     |         | <b>70</b>               |
| <b>C</b>                                    |         |                         |
| (55-68)                                     |         |                         |
| <b>D</b>                                    |         |                         |
| (39-54)                                     |         |                         |
| <b>E</b>                                    |         |                         |
| (21-38)                                     |         |                         |
| <b>F</b>                                    |         |                         |
| (1-20)                                      |         |                         |
| <b>G</b>                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

