



## Magnolia Close, Owlsmoor, Sandhurst, Berkshire GU47 0UF

PRICE £400,000 Freehold

Jigsaw Estates are excited to present to the market this extremely well presented terraced home situated in a quiet cul-de-sac position on the popular Heath Park development in Sandhurst.

Accommodation comprises three bedrooms, a spacious living room, a re-fitted kitchen/breakfast room and a Upvc conservatory. Further benefits include a re-fitted bathroom, double glazing and gas central heating.

Outside to the rear there is a sunny aspect and landscaped garden with patio area and artificial lawn. There is also a fantastic undercover BBQ and seating area with outside power & heating making this an ideal area for entertaining. To the front of the property there is communal parking with a garage located in a nearby block.

The property is ideally situated to be within close proximity to local schools and parks. There are also local amenities nearby and the Meadows shopping centre is only a short drive away. Sandhurst and Blackwater train stations are within easy reach, as is Camberley town centre.

In our opinion this would be an ideal purchase for a first time buyer or someone looking to downsize.

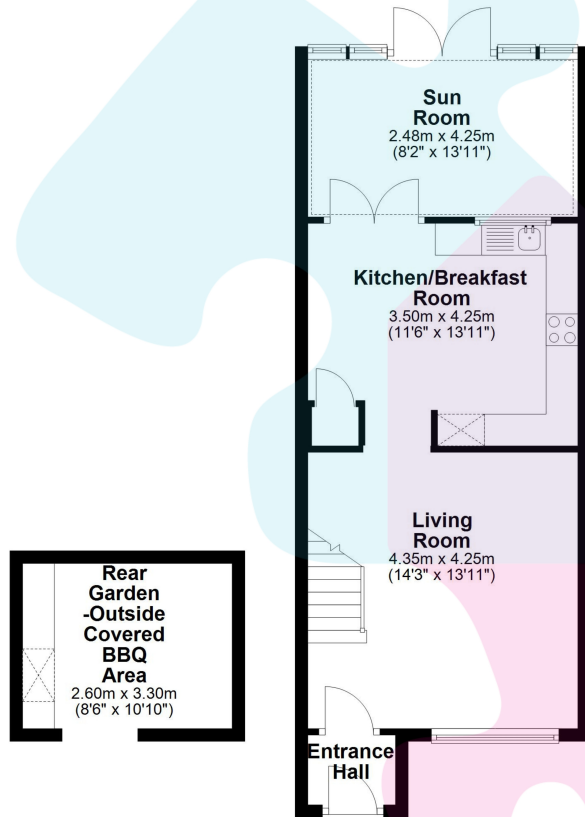
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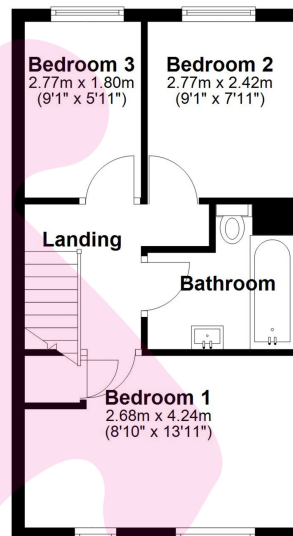
## Ground Floor

Approx. 55.0 sq. metres (592.2 sq. feet)



## First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 88.9 sq. metres (956.7 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.

- THREE BEDROOMS
- LIVING ROOM
- CONSERVATORY
- LANDSCAPED REAR GARDEN
- GARAGE IN BLOCK

- EXCELLENT ORDER THROUGHOUT
- RE-FITTED KITCHEN/BREAKFAST ROOM
- RE-FITTED BATHROOM
- UNDERCOVER BBQ/SEATING AREA
- CUL-DE-SAC LOCATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(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	

