



9 Victoria Court, BAGSHOT, Surrey GU19 5QH

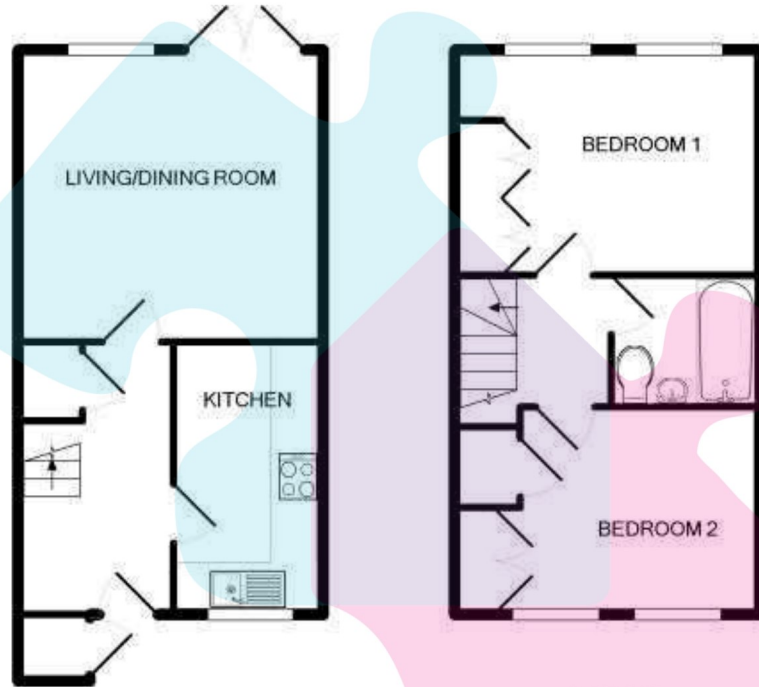
OFFERS IN EXCESS OF £300,000

Jigsaw Estates are pleased to offer this terrace home located on the ever popular Connaught Park development of Bagshot. Accommodation comprises two double bedrooms and a bathroom upstairs. Downstairs the kitchen is of a front aspect and the living/dining room is rear aspect with double doors onto the patio. Externally there is a private rear garden and a garage in a block opposite the house. It is worth mentioning that the property would benefit from some modernisation, although the windows have been replaced with UPVC and the boiler has been replaced at some point and fitted with a Worcester Bosch boiler.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.

Council Tax Band = C

Jigsaw
Estates Limited



GROUND FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- POPULAR CONNAUGHT PARK DEVELOPMENT IN BAGSHOT
- GARAGE IN A NEARBY BLOCK
- SELLER ADVISES ALTHOUGH LEASEHOLD, THE LEASE IS IN EXCESS OF 900 YEARS AND HAS NOT HAD TO PAY ANY GROUND RENT
- KITCHEN & BATHROOM
- UPVC DOUBLE GLAZING AND THE BOILER HAS BEEN REPLACED
- TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- LIVING/DINING ROOM
- PRIVATE GARDEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		66
(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 