

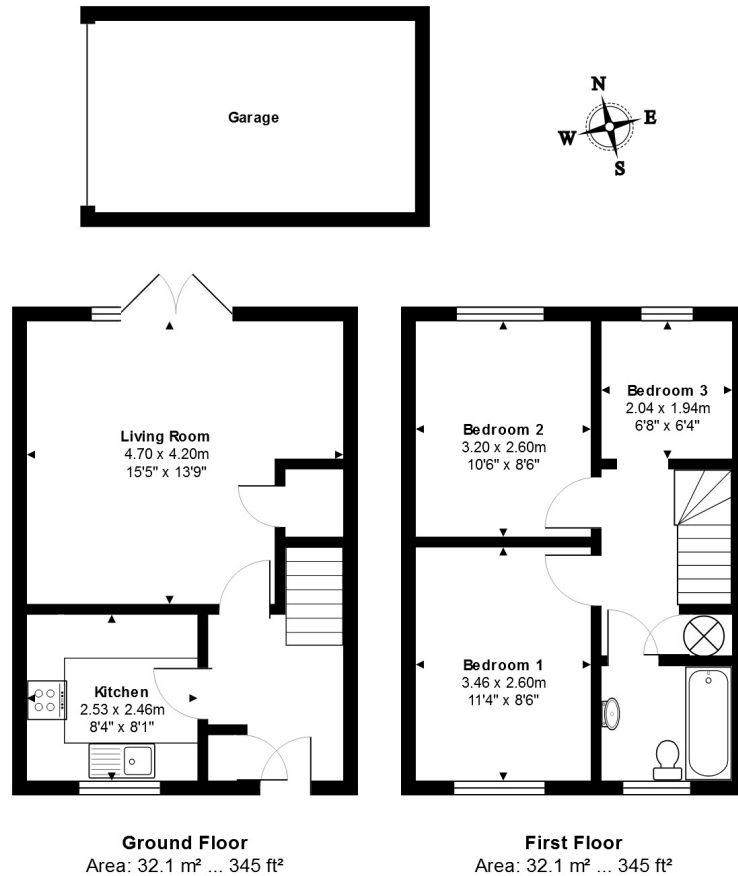


Avocet Crescent, College Town, Sandhurst, Berkshire

PRICE £385,000

Jigsaw Estates are proud to offer this very well presented semi-detached property situated on the popular Owlsmoor development of Sandhurst and within easy walking distance of local parks, schools and amenities. First floor accommodation comprises three bedrooms and a refitted, stylish bathroom. To the ground floor there is a recently refitted kitchen, living/dining room with patio doors leading onto the wood decked area with it's gazebo with it's patio and fire/bbq pit. The remainder of the garden has been landscaped professionally and leads onto the driveway and garage at the rear.





Total Area: 64.1 m² ... 690 ft² (excluding garage)

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

- POPULAR OWLSMOOR DEVELOPMENT
- SEMI DETACHED
- REFITTED BATHROOM
- TIMBER BUILT GAZEBO WITH BUILT IN FIRE/BARBEQUE PIT
- SINGLE DETACHED GARAGE AND DRIVEWAY AT THE REAR

- THREE BEDROOMS
- REFITTED KITCHEN (WITH REPLACED BOILER)
- LIVING/DINING ROOM
- LANDSCAPED REAR GARDEN

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D		59
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

