



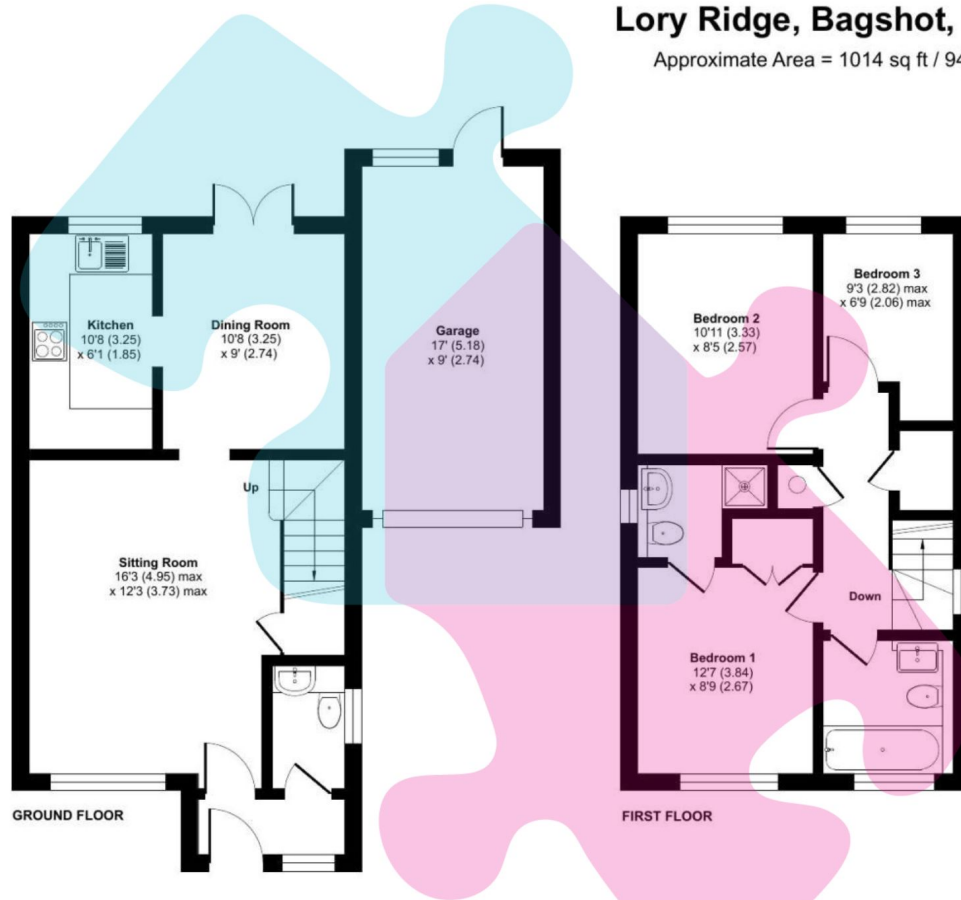
## 48 Lory Ridge, BAGSHOT, Surrey GU19 5BS

OFFERS IN EXCESS OF £400,000

**\*\* No Onward Chain \*\*** Jigsaw Estates are proud to offer this link detached home located at the end of a cul de sac near Bagshot train Station and within a 5 minute walk to the village centre. Accommodation comprises three bedrooms and a re-fitted family bathroom, the main bedroom has an en-suite shower room and a built in double wardrobe. Downstairs there is a cloakroom which has been re-fitted, a decent sized living room which flows into the dining room. From here there are double doors onto the rear garden and an opening to the re-fitted kitchen with it's built in appliances. The property has had double glazing installed, a replaced boiler, some wood floors and externally there is a garage with both front and rear access, driveway parking for several vehicles, a rear garden which is nicely maintained with lawn, decked and patio areas for entertaining.

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.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.

## Lory Ridge, Bagshot, Surrey, GU19

Approximate Area = 1014 sq ft / 94 sq m (includes garage)

For identification only - Not to scale

- **\*\* NO ONWARD CHAIN \*\***
- **SITUATED AT THE END OF THE CUL DE SAC**
- **THREE BEDROOMS & REFITTED BATH/SHOWER ROOM**
- **REFITTED BATHROOM**
- **REFITTED KITCHEN & REFITTED CLOAKROOM**
- **LINK DETACHED HOME IN EXCELLENT CONDITION**
- **GARAGE AND DRIVEWAY PARKING FOR SEVERAL VEHICLES**
- **EN-SUITE SHOWER ROOM AND BUILT IN DOUBLE WARDROBE IN MAIN BEDROOM**
- **LIVING ROOM & DINING ROOM**
- **COUNCIL TAX BAND = E**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

