



13 Oswald Street, ALDERSHOT, Hampshire GU11 4AP

Offers in Excess of £400,000 Freehold

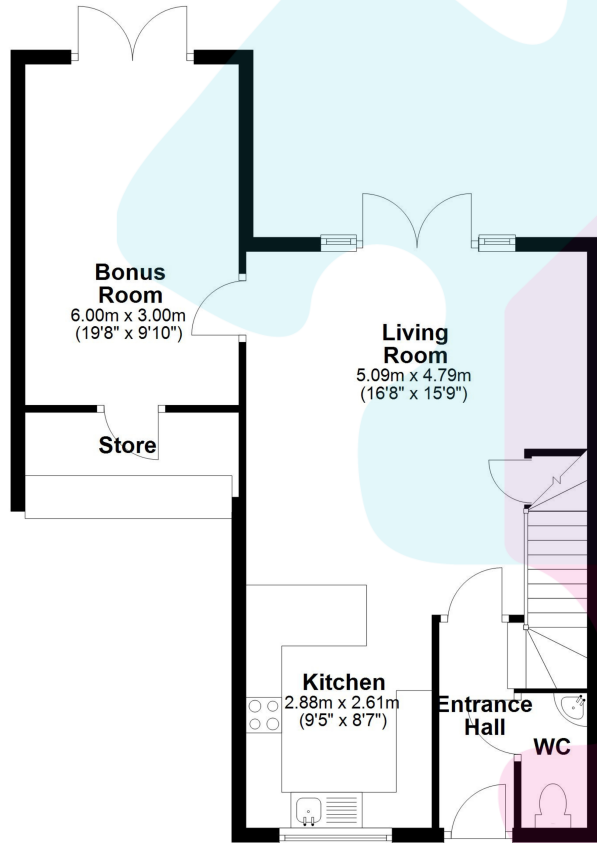
JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this immaculately presented home built in 2016 and located in a quiet road on the Wellesley development. The house is a short distance from the local Wellesley Woods , offering over 100 hectares of woodlands, canal-side walks, wildlife areas and lakes for residents to explore. The main line railway is located at Aldershot town centre, less than a mile away, which runs regular services to London Waterloo in about 50 mins and there is also easy access to Guildford and Farnham centres.

Accommodation downstairs comprises; a light and airy entrance hall, an open-plan living/kitchen with direct access to the rear garden. The stylish kitchen has been refitted by the current owners and is complete with a breakfast bar and integrated appliances whilst the living room also has access to a large understairs cupboard. From the living room is a door through to a bonus room which the current owners use as a formal dining room/play room. The bonus room has access to the remainder of the garage and also the rear garden and benefits from loft space above. Upstairs there are two generous double bedrooms, the main bedroom benefitting from a modern ensuite shower room, and there is also a family



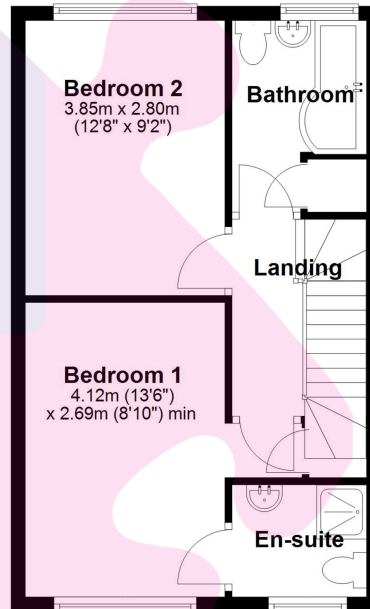
Ground Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 96.1 sq. metres (1034.5 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.

- SEMI-DETACHED HOUSE
- MODERN ENSUITE SHOWER ROOM
- OPEN-PLAN KITCHEN LIVING AREA
- MULTIFUNCTIONAL BONUS ROOM
- COUNCIL TAX BAND = D
- TWO DOUBLE BEDROOMS
- DRIVEWAY PARKING
- NEWLY BUILT IN 2016
- CLOAKROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	82	95
(81-91) B		
(69-80) C		
(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		
