

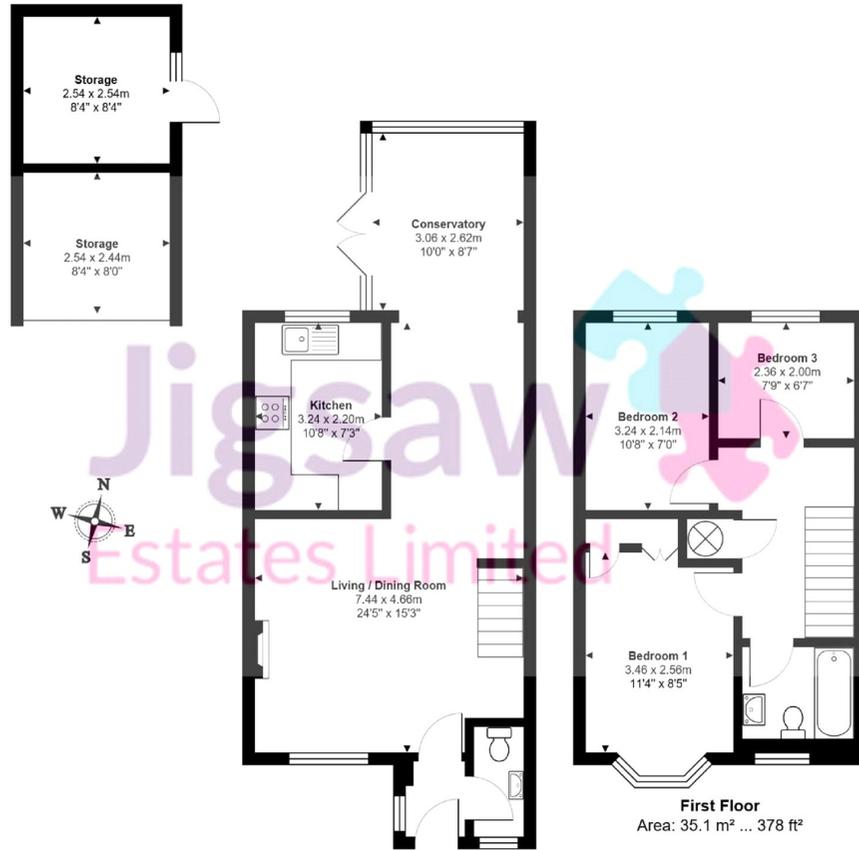
Shire Close, BAGSHOT, GU19 5RA

PRICE £350,000 Freehold

Virtual Tour Available on Request An end of terrace property with rear garden and driveway parking situated in a quiet cul-de-sac position on the ever popular Connaught Park development. The property is only a short walk from the local junior school and the village centre is also only a short distance away whilst also offering easy access to Junction 3 of the M3 and routes into London. The property has been priced to reflect a little cosmetic work is needed and accommodation comprises three bedrooms, living room, dining room and kitchen. Further benefits include a downstairs W.C, a recently re-fitted shower room and conservatory. The rear garden has been landscaped and also has access to the single garage with has a replaced garage door and is adjacent to the property.

Jigsaw 
Estates Limited

- THREE BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN
- CLOAKROOM
- CONSERVATORY
- REAR GARDEN
- GARAGE
- DRIVEWAY
- CUL-DE-SAC
- CLOSE TO LOCAL SCHOOLS.



Ground Floor
Area: 46.2 m² ... 498 ft²

Total Area: 94.4 m² ... 1016 ft²

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		82
(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		
(69 to 80) C		78
(55 to 68) D		
(39 to 54) E		58
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

