



ESTATE AGENTS



Cypress Grove, Ash Vale, Surrey, GU12 5QN

Asking Price £310,000

Cypress Grove, Ash Vale, Surrey, GU12 5QN

Terrace property featuring two spacious double bedrooms which has recently undergone a window renovation, ensuring plenty of natural light throughout.

Inside, you'll find a well-equipped kitchen and a comfortable living/dining room perfect for relaxation or entertaining guests. Step outside to discover a lovely garden, offering a peaceful retreat for outdoor activities or enjoying the fresh air.

Additionally, the property includes a convenient garage, providing secure parking or extra storage space.

Situated close to a mainline station, commuting or traveling is a breeze, making this home a delightful blend of comfort and convenience.

Service/Maintenance Charge: £380pa

- Two Double Bedrooms
- Bathroom
- Living/Dining Room
- Kitchen
- Landscaped Garden
- Garage
- New Windows
- Close To Mainline Station



# Floorplan

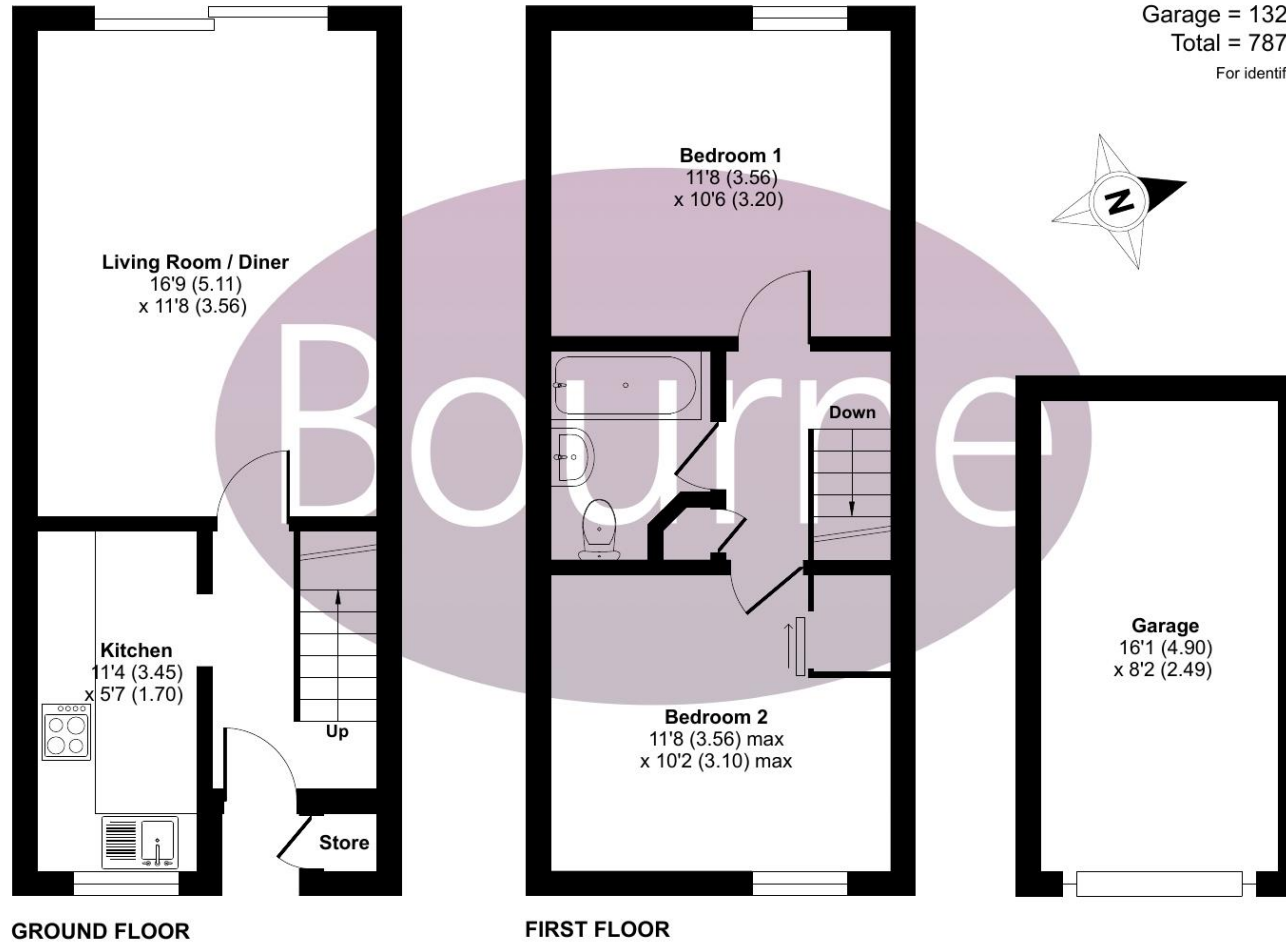
## Cypress Grove, Ash Vale, Aldershot, GU12

Approximate Area = 655 sq ft / 60.8 sq m (excludes store)

Garage = 132 sq ft / 12.2 sq m

Total = 787 sq ft / 73.1 sq m

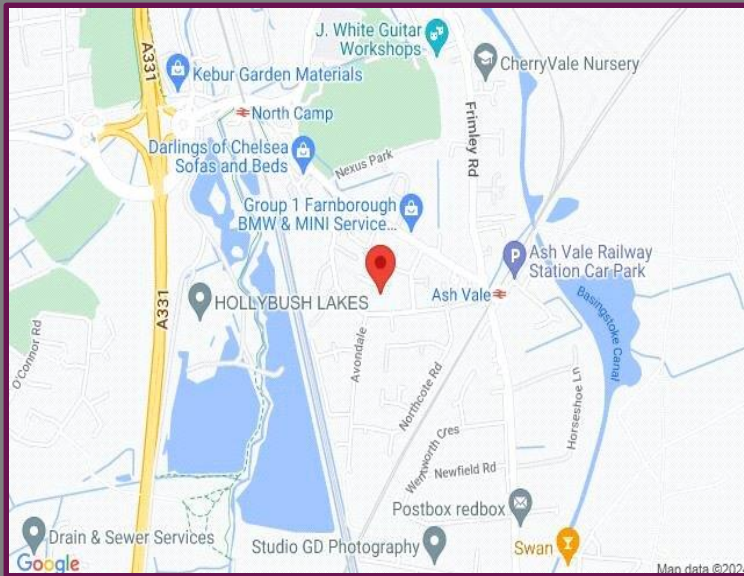
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1119303

# Location

Nestled within a popular neighbourhood, this terrace house offers easy access to local amenities, schools, and transportation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>74</b>	
(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	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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