



## Three Bedroom Semi-Detached House

**College Road, College Town, Sandhurst, Berkshire, GU47 0RG**

Offers in excess of: £400,000

- Three Bedroom Home
- Requires Updating
- 0.13 Acre Plot
- Kitchen/Breakfast Room
- Rear Aspect Living Room
- Prime Location for Local Schools
- No Onward Chain
- EPC: D (61)





## Description

OPEN HOUSE 22nd MARCH 12- 2:30 PM BY APPOINTMENT ONLY.

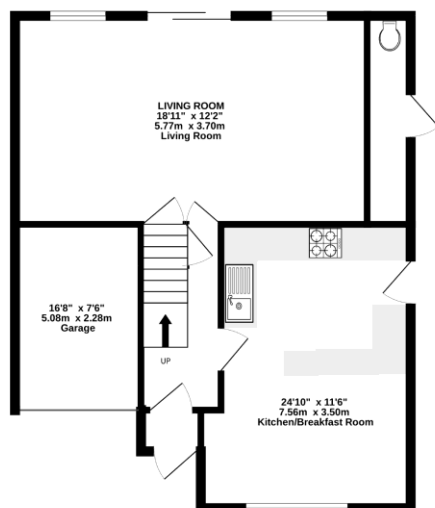
An excellent opportunity to purchase a fabulous semi detached family home requiring modernisation and offered for sale with no onward chain. Comprising: Entrance hall, kitchen/breakfast room and living room to the ground floor. The first floor boasts three generous bedrooms and a family bathroom. A real feature of this family home is the extensive rear garden. Externally there is off street parking for several vehicles leading to a single garage and a lean to the side providing access to an integral cloakroom

## Outside

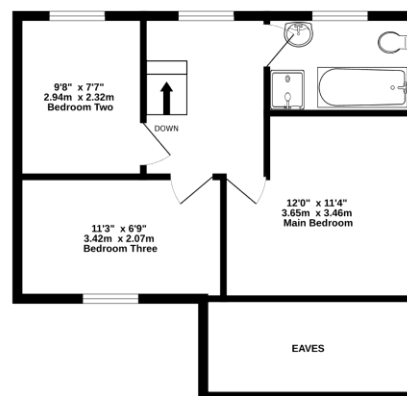
The rear garden is a gardeners delight providing an extensive patio area leading to the formal lawn, fully enclosed and boasting a private aspect. There is a spacious lean to the side offering excellent storage and access to the cloakroom.

## Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (5/2/25)



TO ARRANGE A VIEWING PLEASE CONTACT:

Tel: **01344 962150** or Email:



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.