Wellesley Close

MARTIN&CO

Wellesley Close

- Two-bedroom mid-terrace home
- Popular residential location in Ash Vale
- Spacious living accommodation
- Close to local amenities and transport links
- Freehold with EPC Rating C
- Garage and open parking
- Estate management charge £290 per annum
- Private Rear Garden

A well-presented two-bedroom mid-terrace home, ideally situated in the popular village of Ash Vale. Offering comfortable and versatile accommodation, the property is perfect for first-time buyers, professionals, small families, or investors, and benefits from excellent transport links, local amenities, and nearby green spaces.

Nestled in the popular residential setting of Wellesley Close, Ash Vale, this attractive two-bedroom mid-terrace home, with garden offers well-presented and versatile accommodation, making it an ideal purchase for first-time buyers, professionals, small families, or investors alike.

The welcoming reception room provides a comfortable space to relax or entertain, while

the two well-proportioned bedrooms offer generous accommodation. The thoughtfully designed layout makes excellent use of the available space, creating a home that is both practical and easy to maintain.

Ideally positioned, the property enjoys convenient access to a range of local amenities, well-regarded schools, and excellent transport links. Ash Vale railway station is within easy reach, providing direct services to London Waterloo, while nearby road connections offer straightforward access to Guildford, Farnham and the M3. The area also benefits from beautiful nearby green spaces, including Ash Ranges and the Basingstoke Canal, perfect for walking, cycling and outdoor recreation.

Whether you're looking for your first home, downsizing, or adding to an investment portfolio, this charming property presents an excellent opportunity in a sought-after location.

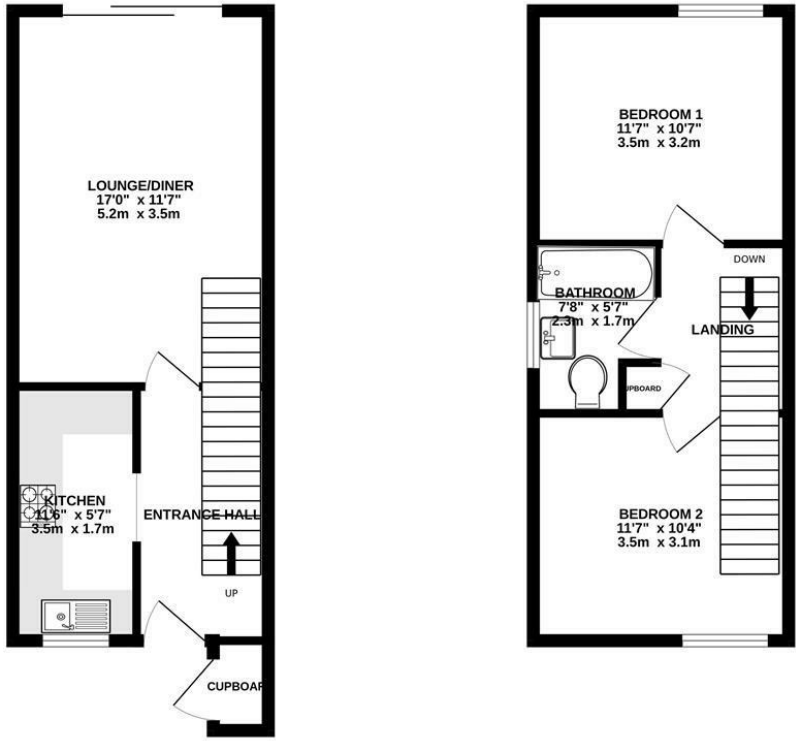
Additional Information:

1 Garage Included.
Council Tax Band: C (Guildford Borough Council)
Tenure: Freehold
EPC Rating: C (76), with potential A (92)

Please note that an annual estate management charge of approximately £290.

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



2 BEDROOM, 1 BATHROOM

TOTAL FLOOR AREA : 671 sq.ft. (62.4 sq.m.) approx.

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.
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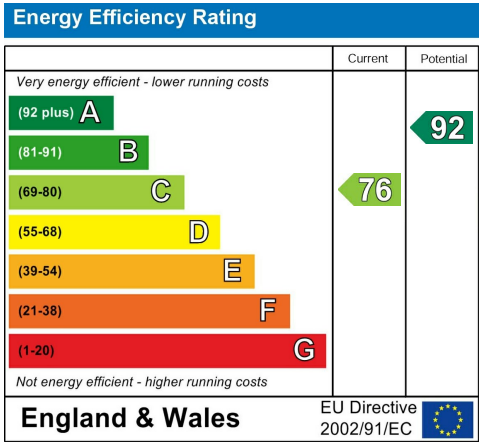

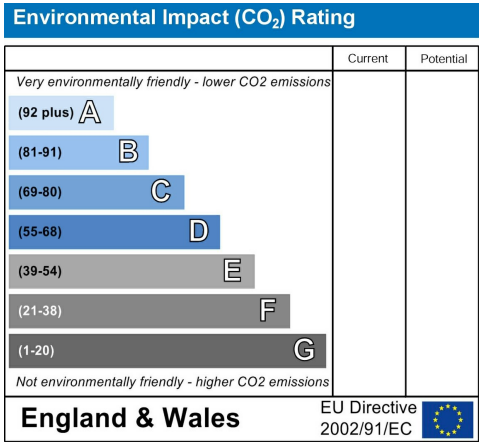

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman