



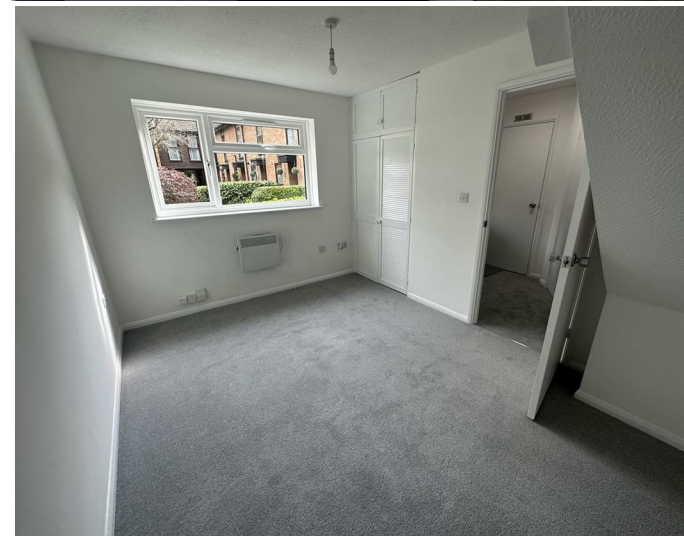
**Avondale, Ash Vale**  
**Freehold**  
**£210,000**

  
**MARTIN & CO**

# Avondale, Ash Vale

- One bedroom upside down House
- Award winning Avondale Development
- Fully redecorated with new vinyl and carpet flooring
- Freehold property
- Double bedroom with built In wardrobe
- Garage with new roof & door
- Off road parking
- Double glazing
- Close to Ash Vale & Northcamp Train Stations
- Close to local amenities

***Martin & Co are pleased to present to the market this one bedroom house located on the ever popular Avondale development in Ash Vale, which is within walking distance to both Ash Vale and North Camp Train stations. Accommodation comprises of a spacious living room, kitchen & bathroom suites and a good sized double bedroom with a built in wardrobe. The property also benefits from a garage, off road parking and double glazing.***



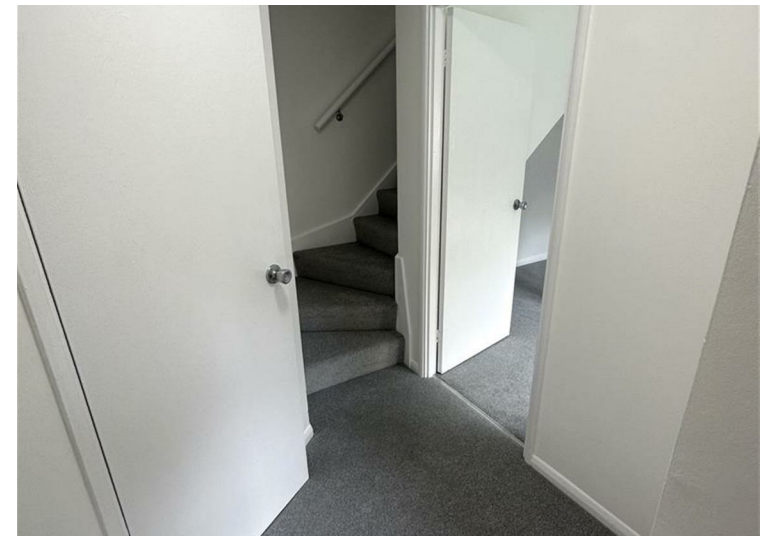
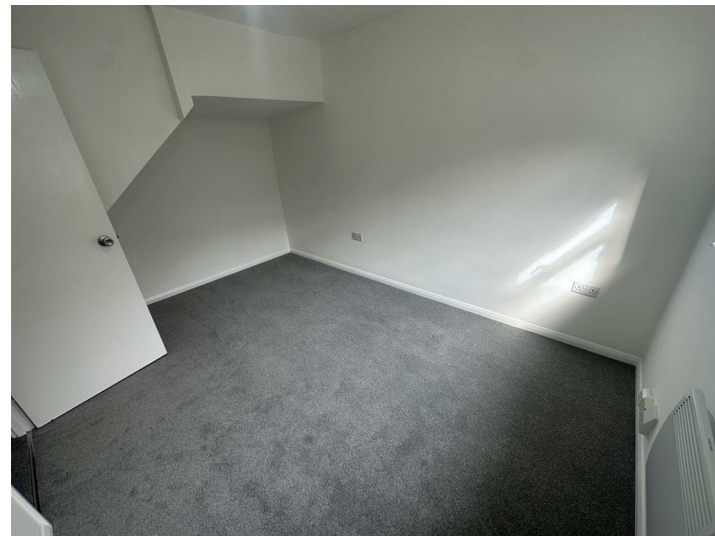
Ash Vale is a picturesque village situated on the border between Hampshire and Surrey, surrounded by scenic countryside, fishing lakes, parks, and the vast open heathland of the Ash Ranges, owned by the Ministry of Defence. This desirable one-bedroom house is nestled in the sought-after Avondale development, just 0.3 miles from Ash Vale Station, offering direct train services to London Waterloo in 48 minutes. Additionally, it's conveniently located 0.7 miles from the A331, providing easy access to the M3 and A31 (Hog's Back) to Guildford.

Upon entering the property, a welcoming hallway leads to the light and spacious double bedroom, recently refurbished bathroom, and stairs to the first floor. The recently refurbished bathroom features a modern three-piece white suite, including a shower over the bath, new heated towel rail and hand wash basin. The room is finished with sleek, off white tiles and white grout, creating a bright, contemporary atmosphere. The spacious bedroom comfortably accommodates a double bed and additional furniture.

Upstairs, the expansive living room offers a well-designed space, complete with a built in storage space at the top of the stairs, and has been tastefully decorated in neutral tones. Adjacent is the modern kitchen, updated in recent years with a mix of eye-level and base units, modern dark grey roll-top work surfaces, a built-in electric hob and oven with overhead extractor, tiled splashbacks, and ample space for white goods.

The exterior of the property has well maintained communal gardens, outside storage cupboard, off road parking, garage with new roof & door where the roof benefits from a 15 year guarantee.

Freehold  
Council Tax Band B  
EPC: E52  
Service charge: £160 Twice a year





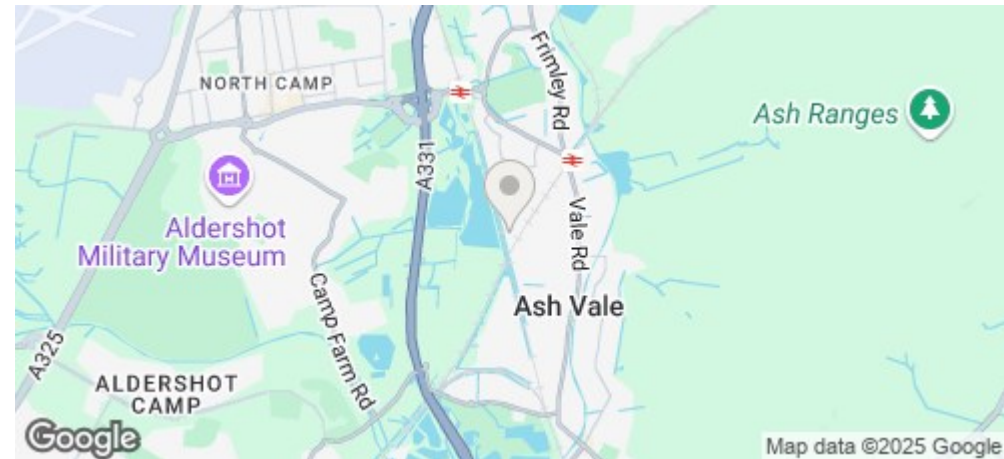
Ground Floor

First Floor

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 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		60	
England & Wales		EU Directive 2002/91/EC	



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