

Bourne

ESTATE AGENTS



Fairview Road, Ash, Hampshire, GU12 6AT

Asking Price £375,000

Fairview Road, Ash, Hampshire, GU12 6AT

Three double-bedroom family home, offering a spacious and inviting atmosphere perfect for modern living.

The property features a generous open living/dining room, ideal for entertaining and family gatherings, complemented by an open entrance hall that creates a welcoming first impression.

The well-appointed kitchen is a generous size with plenty of cupboard storage.

Outside, the south facing garden provides a lovely decking area with a separate section laid to lawn, perfect for relaxing or hosting.

Additionally, the driveway accommodates two cars, ensuring convenience and ease.

The property also has a full roof of solar panels, which has saved the current owner a lot on monthly bills.

- Three Double Bedrooms
- Open Plan Living/Dining Room
- Kitchen
- Family Bathroom
- South Facing Garden
- Driveway Parking For Two Cars
- Solar Panels
- Good Condition Throughout



Floorplan



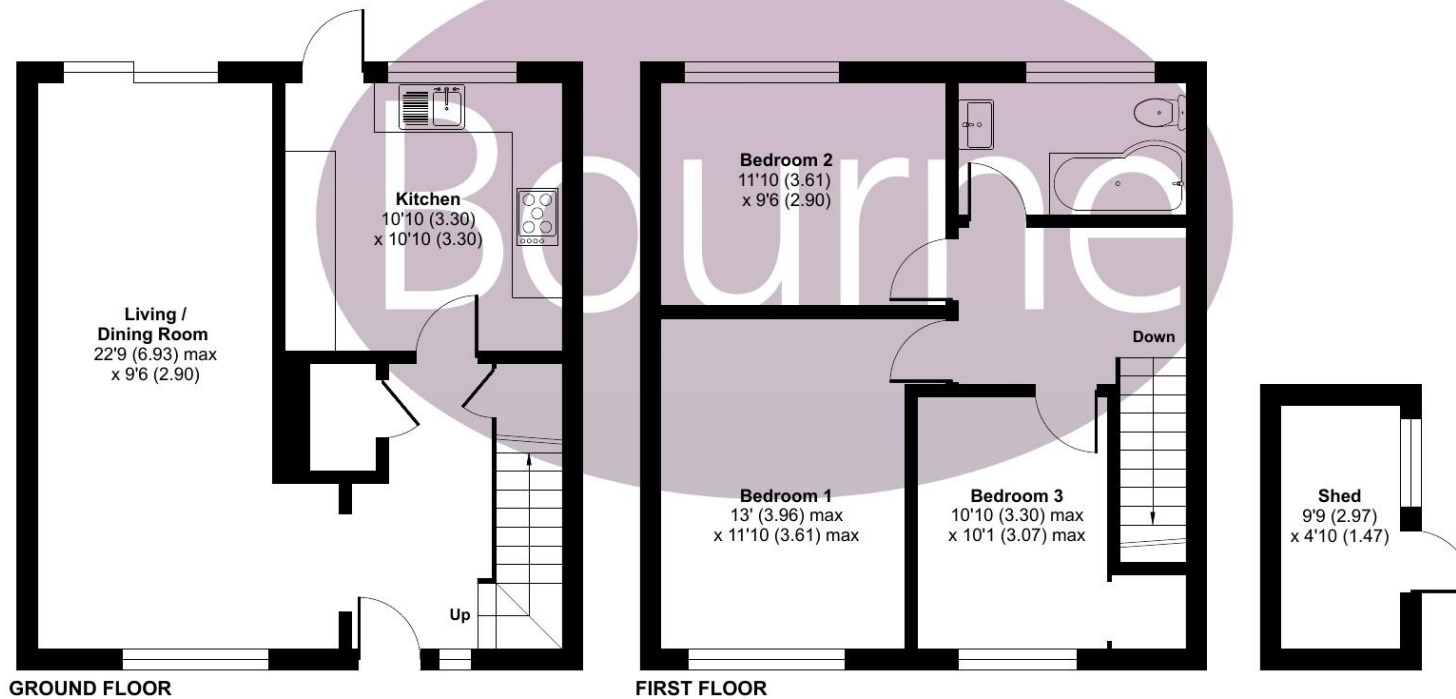
Fairview Road, Ash, Aldershot, GU12

Approximate Area = 966 sq ft / 89.7 sq m

Shed = 48 sq ft / 4.4 sq m

Total = 1014 sq ft / 94.2 sq m

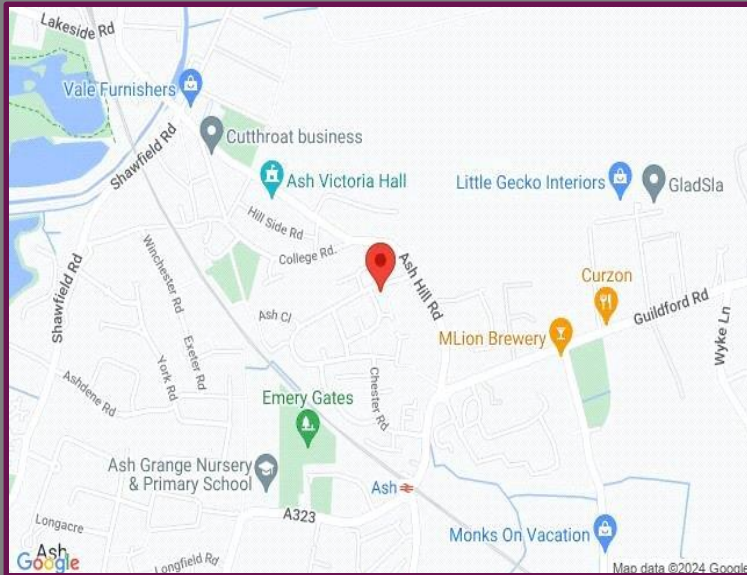
For identification only - Not to scale



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: 1136753

Location

Perfectly located, close to everything you would need, local schools and kids play parks too. Ash Ranges and canal both a stone's throw away for amazing long walks/bike rides. Open fields and tennis courts are both within walking distance. For commuters, Ash and Ash vale station are minutes away, between them they have easy links to Farnham, Guildford, Reading and Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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