

**VIEWING STRICTLY BY APPOINTMENT THROUGH MITCHELL AND PARTNERS
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35 POTTERS CRESCENT ASH ALDERSHOT SURREY GU12 6AY

£325,000

FEATURES INCLUDE:

For sale with no onward chain - A three bedroom semi-detached house which benefits from a 67ft westerly facing rear garden. The property is situated within easy access of local schools, shops and bus routes and within a short walk from Ash Station.

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Entrance Hall

UPVC front entrance door incorporating double glazed panel, double glazed window, radiator, coved ceiling, telephone point, staircase to first floor.

Cloakroom

close coupled wc, extractor fan, coved ceiling.

Lounge/Dining Room

20'7" x 10'10" (into chimney breast recess)

fireplace with moulded wooden surround on marble effect hearth, double glazed window, double radiator, dado rail, coved ceiling, double glazed patio doors to garden.

Kitchen/Breakfast Room

14'0" x 8'0"

fitted units comprising inset double drainer stainless steel sink unit with mixer tap and cupboard below, a further range of base and wall mounted cupboards, roll edge work surfaces, one incorporating four ring gas hob with cooker hood above and gas oven below, space for fridge/freezer, washing machine and slimline dishwasher, deep under stair recess, double glazed window, coved ceiling, six downlighter spotlight fittings, extensive wall tiling.

Landing

folding ladder providing access to a boarded loft with electric power and light. The loft also houses a gas fired boiler for the central heating.

Bedroom 1

15'9" narrowing to 9'7" x 10'3"

double glazed window, radiator, coved ceiling.

Bedroom 2

11'0" x 10'1"

double glazed window, radiator, coved ceiling.

Bedroom 3

11'5x6'5" (max)

double glazed window, radiator, coved ceiling.

Bathroom

5'10" x 5'4"

a white suite comprising panelled bath with mixer tap and separate wall mounted shower unit, vanity unit comprising spacious wash basin with mixer tap and storage cupboards and drawers below, double glazed window, radiator, strip light incorporating shaver socket, extractor fan, extensive wall tiling.

Separate WC

close coupled wc, wash basin, double glazed window, fully tiled walls, coved ceiling.

OUTSIDE

GARDENS

Front

flower borders, paviour hard standing providing parking for 2/3 vehicles. There is an exterior water supply and a side access gate and path to:-

Rear

a west facing garden approximately 67ft deep, paved patio with step down to lawn, flower and shrub borders, productive vegetable plot, pear and three apple trees, brick built shed with power and light, timber garden shed with power and an aluminium framed greenhouse. There is also an exterior electricity supply.

COUNCIL TAX BAND "C"

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NB1 It is not the policy of Mitchell & Partners, to test services or domestic and heating appliances and we are unable to verify that they are in working order.

NB2 all measurements are taken to principal walls (usually maximum by laser tape) and are believed to be correct within the tolerances of the instrument.

NB3 Mitchell & Partners have not checked any Planning or Building Regulation Consents and would advise purchasers to make their own enquiries with the relevant Local Authority.

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