



EPC:
Waiting

Grafton Close, BORDON, Hampshire

Asking Price: £260,000

Gascoigne-Pees

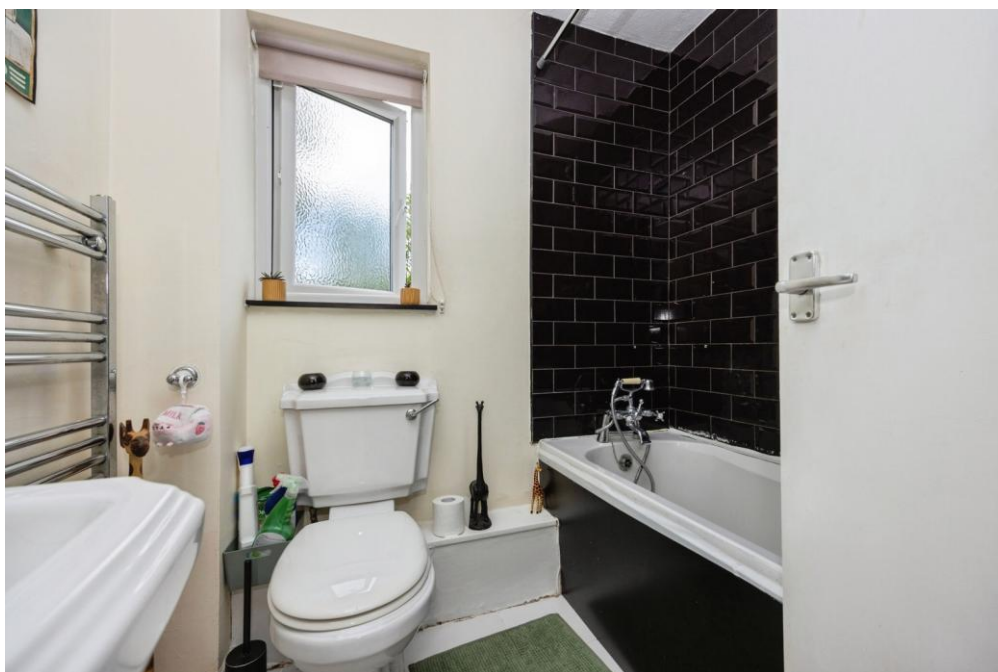


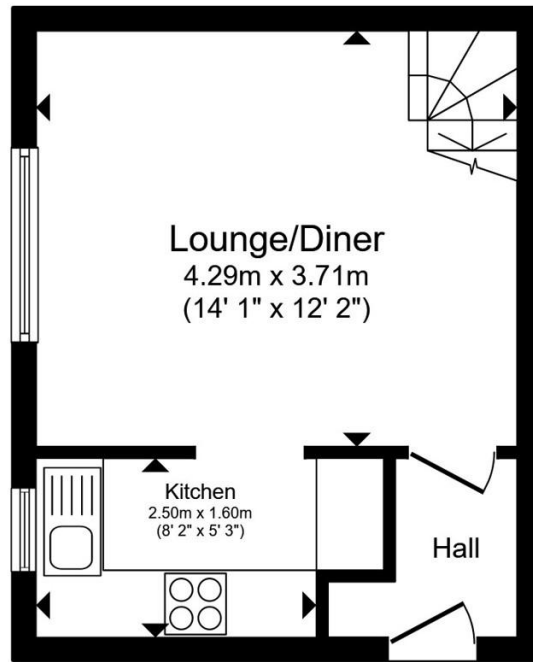




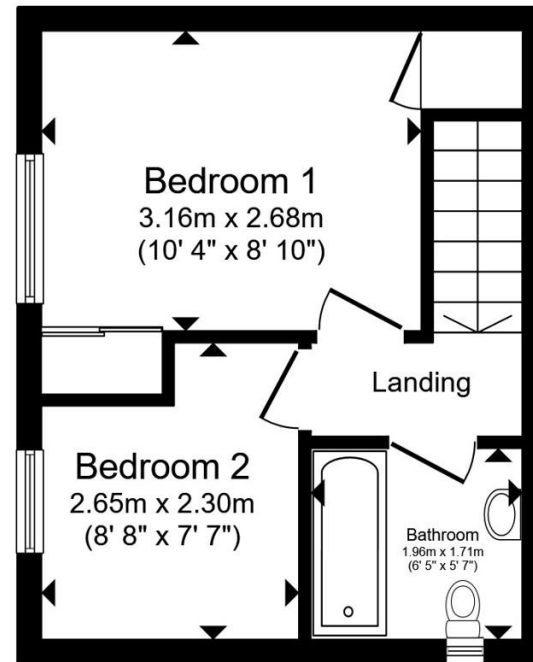
Situated in a popular residential cul-de-sac, this well-presented two-bedroom home offers a private garden, off-road parking, well-balanced accommodation and the added benefit of a new Worcester Bosch combi boiler. The property features a spacious lounge/dining room, a fitted kitchen with a range of wall and base units, two first-floor bedrooms and a family bathroom with shower over bath. Outside, the enclosed rear garden provides a private space for relaxing or entertaining, while nearby communal green space enhances the attractive setting. Grafton close presents an excellent opportunity for first-time buyers or investors alike, combining practical accommodation, private outdoor space and parking in a location that continues to grow in popularity. Offered at an attractive price, this is a home that represents excellent value within the local market.

Bordon continues to benefit from significant regeneration and investment, creating a thriving town with excellent amenities, including Tesco, Lidl, The Shed at Sergeants Yard, leisure facilities and a growing selection of cafés, shops and community spaces. The surrounding countryside offers fantastic opportunities for walking and cycling, striking the perfect balance between convenience and outdoor living.





Ground Floor



First Floor

Total floor area 46.5 m² (501 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

Gascoigne-Pees



Council Tax Band: **TBC**

Tenure: **TBC**

Viewing by appointment

T: 01252 713232

E: farnham@gpees.co.uk

50 The Borough, Farnham, Surrey, GU9 7NW



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Gascoigne-Pees is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: FAM_FAM260130_R6PL_8

Gascoigne-Pees