



83, College Road  
Sandhurst  
Berkshire, GU47 0RA

**£330,000 Freehold**



Offered to the market with no onward chain, a vacant two bedroom mid terrace home located in a desirable non estate setting. The ground floor accommodation comprises an entrance hallway with storage cupboard, cloakroom, kitchen and a living/dining room with double doors to the garden. Upstairs there are two double bedrooms, one benefitting from an ensuite shower room and the other from an ensuite bathroom. The property further benefits from enclosed front and rear gardens and two allocated parking spaces at the rear of the property.

- Vacant possession
- Two double bedrooms, both with ensembles
- Two allocated parking spaces
- Excellent first purchase or investment
- Secluded rear garden
- Close to amenities

To the front, ornate metal railing denotes the boundary with a gate opening to the courtesy path to the front door, the remainder of the frontage is laid to lawn. The enclosed rear garden is mainly laid to lawn with a metal shed and a pathway leading to the rear gate which opens to the two allocated parking spaces.

Situated in this popular non-estate location in the village of Sandhurst and within easy reach of neighboring Camberley and Crowthorne, College Road is a desirable road with a variety of shops, eateries and the Meadows Superstore all within close proximity. There are also many pleasant woodland walks in the village of Sandhurst to include Shepherd Meadow and the ever popular Swinley Forest which is also within easy access providing a great recreational space for walkers and cyclists.

There is an annual estate charge of c.£851.76 which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Council Tax Band: D  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: C

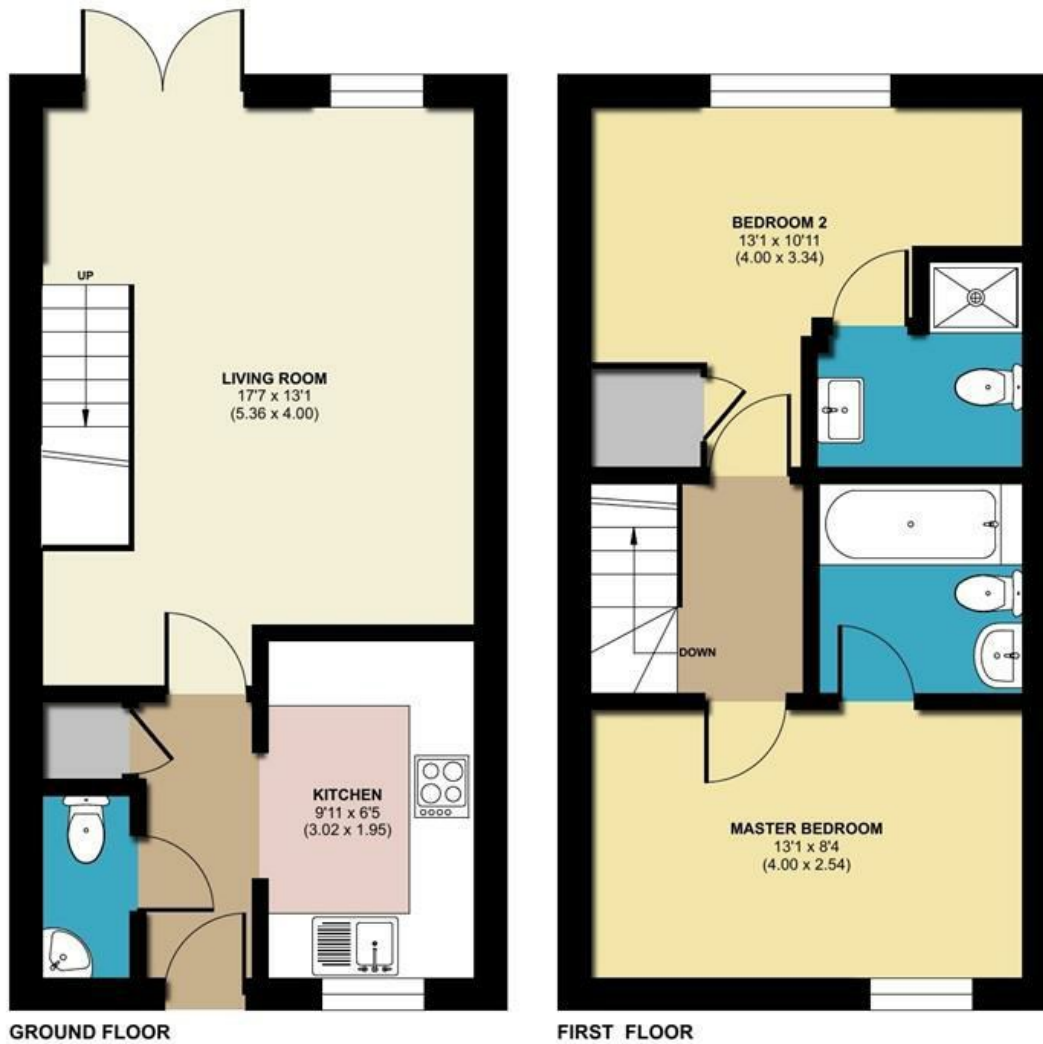




## College Road, College Town, Sandhurst, GU47

Approximate Area = 694 sq ft / 64.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1448645

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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