



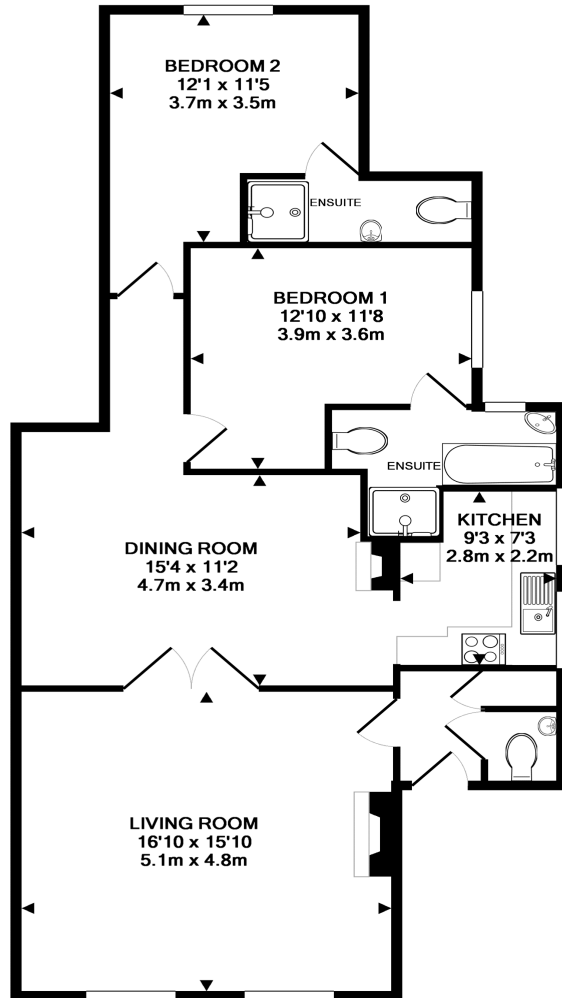
Lancefield, Woodlands Road, CAMBERLEY, GU15 3LZ

PRICE £325,000 Share Of Freehold

**\*\* VIRTUAL TOUR AVAILABLE UPON REQUEST\*\***

Jigsaw Estates offer this rare and very spacious ground floor maisonette with ample communal parking and uniquely with its own private rear garden. The property offers a wealth of charm and period features such as the high ceilings, huge casement doors and an open fireplace. In terms of accommodation there are two double bedrooms both with en-suites, a grand drawing room and separate dining room leading onto the kitchen. Further benefits include a private entrance, cloakroom and has been recently redecorated. Viewings highly recommended.





TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- SHARE OF FREEHOLD
- MAISONNETTE WITH OWN FRONT ENTRANCE
- TWO DOUBLE BEDROOMS
- TWO EN-SUITES
- DRAWING ROOM
- DINING ROOM
- WEALTH OF CHARACTER
- COMMUNAL PARKING

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
	60	72
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		75
England, Wales & N.Ireland	EU Directive 2002/91/EC	

