



Lancaster Drive, CAMBERLEY, Surrey GU15 3HY

PRICE £480,000 Freehold

Jigsaw Estates are pleased to offer to the market a rare opportunity to purchase a modern 2-story town house located in the heart of Camberley town centre and within a few minutes walk of the local train station which offers some direct routes into London as well as the Places leisure centre. You also benefit from the Theatre & Library being on your doorstep.

The property was constructed in 1998 and is beautifully presented with accommodation comprising three bedrooms, a spacious lounge/dining room, a contemporary fitted kitchen and conservatory. Further benefits include a re-fitted family bathroom, downstairs cloakroom and re-fitted en-suite shower room to bedroom one. There is a modern gas boiler and the property benefits from excellent broadband speeds ideal for home working. There is a low maintenance south facing rear garden which has been landscaped with a patio area and artificial lawn. To the front of the property there is driveway parking.

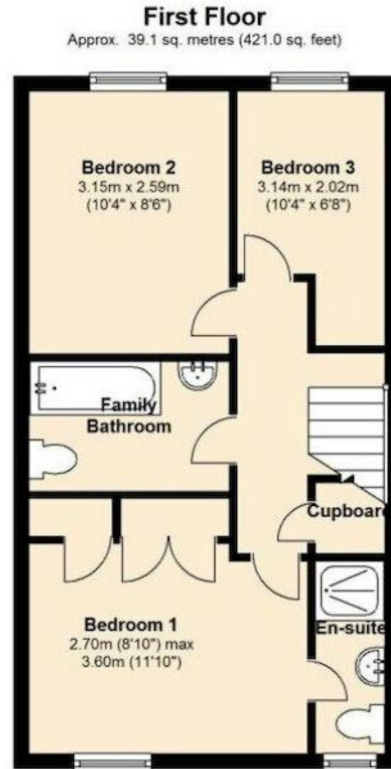
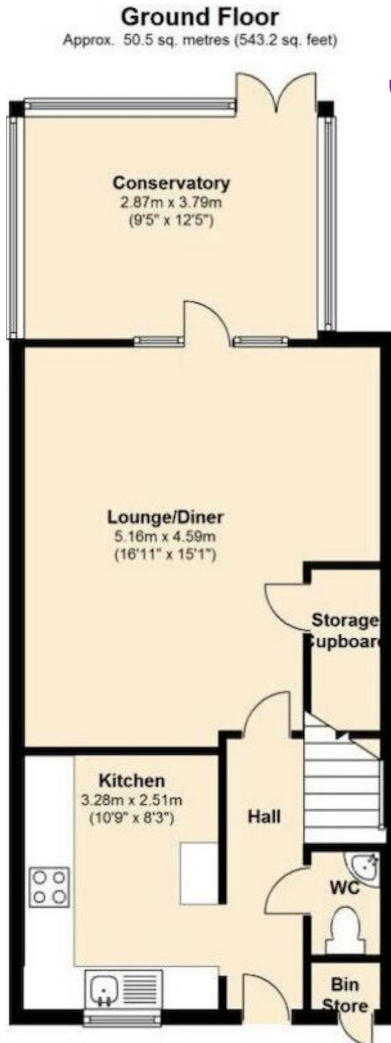
Camberley offers excellent transport links with a number of local bus services and easy access to major road networks including the A30 & M3.

Viewings are highly recommended for this property which would suit either someone looking to downsize or a first time buyer jumping on the property ladder.

COUNCIL TAX BAND - E



- TOWN CENTRE LOCATION
- THREE BEDROOMS
- MODERN KITCHEN
- RE-FITTED EN SUITE
- SUNNY ASPECT LANDSCAPED REAR GARDEN
- DRIVEWAY
- BEAUTIFULLY PRESENTED
- LOUNGE/DINER
- CLOAKROOM
- RE-FITTED BATHROOM
- CONSERVATORY



Total area: approx. 89.6 sq. metres (964.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 76 | |
| (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 | |

