



22 Lancaster Drive, CAMBERLEY, Surrey GU15 3HY

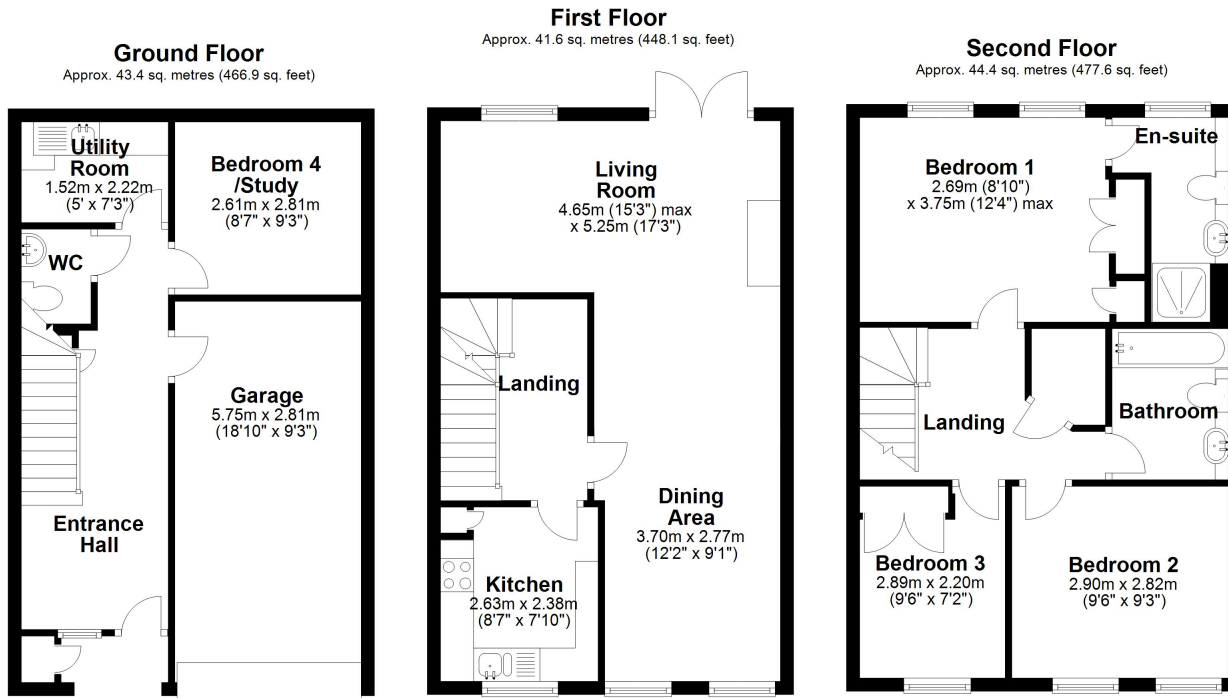
PRICE £425,000 Freehold

**** NO ONWARD CHAIN ****

Jigsaw Estates are proud to offer this Charles Church Georgian style townhouse, overlooking Camberley Park and within a few minutes walk of Camberley town centre with its shops/amenities, library, theatre, train station and pubs/restaurants. The accommodation is arranged over three floors. To the ground floor there is the study/bedroom four, utility room, cloakroom and the garage. The first floor has the large living/dining room and a refitted kitchen with double oven, gas hob and built in dishwasher. The top floor has three bedrooms all with built in wardrobes (main bedroom with en-suite shower room) and a family bathroom. The property has had replaced UPVC sash style windows. The rear garden is quite private and has a lovely patio area and a few steps to a seating area at the rear which overlooks the wooded area leading up to the Camberley Obelisk. To the front there is a driveway for two vehicles.



- NO ONWARD CHAIN
- THREE/FOUR BEDROOMS
- GARAGE & DRIVEWAY PARKING
- REPLACED UPVC DOUBLE GLAZED SASH WINDOWS
- UTILITY ROOM, CLOAKROOM & BED 4/STUDY ON GROUND FLOOR
- TOWN CENTRE LOCATION
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- REFITTED KITCHEN
- LIVING/DINING ROOM WITH PATIO DOORS ONTO THE REAR GARDEN
- COUNCIL TAX BAND = F



Total area: approx. 129.4 sq. metres (1392.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(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	

