

48 Verran Road, Camberley, Surrey.
GU15 2LJ.



£500,000 Freehold



A conveniently situated three bedroom semi-detached property having been extended to provide spacious family accommodation. On the ground floor there are two separate reception rooms and a kitchen, and the first floor offers three double bedrooms, en suite bathroom and family shower room.

Outside, there is an enclosed rear garden extending to approximately 50 ft long and a front garden with off road parking. The property is convenient for local shops with Frimley High Street, Frimley Road and Camberley town centre being close by, together with sporting facilities and various restaurants and bars. The property has gas fired central heating by radiators, sealed unit double glazing and there is no onward chain. (Note: Photographs were taken before the current tenants moved into the property.)

EPC: C Council Tax band D: £2,337.81 per annum (2024/25)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	77	
(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	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

GROUND FLOOR

Entrance Lobby

Radiator, wood effect laminate floor, door to:

Lounge

22' 10" x 10' 2" (6.96m x 3.10m) Wood effect laminate floor, double and single radiators, sealed unit double glazed leaded light window to the front and sliding doors to the rear garden. Under stairs storage cupboard, access through to:

Dining Room / Family Room

24' 8" x 12' 1" (7.52m x 3.68m) narrowing to 7'5". Wood effect laminate floor, double and single radiators, sealed unit double glazed leaded light windows to the front, TV aerial point, staircase to first floor, doors to rear garden.

Kitchen

8' 5" x 7' 3" (2.57m x 2.21m) 1½ bowl single drainer stainless steel sink unit, adjoining working surfaces, range of high and low level units in a white gloss, built-in Stoves four burner gas hob with double oven below. Space and plumbing for washing machine and fridge/freezer, part tiled walls, extractor fan, wood effect laminate flooring, arch to dining area, sealed unit double glazed windows to the rear.

FIRST FLOOR

Landing

Access to loft.

Bedroom 1

14' 3" x 10' 2" (4.34m x 3.10m) Excellent range of fitted bedroom furniture including wardrobes, drawers and bed-head area, radiator, sealed unit double glazed window to the front, door to:

En Suite Bathroom

White suite comprising of a deep oval shaped bath with central mixer tap and hand shower attachment, low flush WC with concealed cistern, deep wash hand basin with cupboards below. Chromium heated towel rail, fully tiled walls, inset ceiling spot downlighters, access to loft, sealed unit double glazed frosted windows to the rear.

Bedroom 2

11' 7" x 10' 10" (3.53m x 3.30m) Two radiators, built-in wardrobes, sealed unit double glazed leaded light windows to the front.

Bedroom 3

13' 0" x 8' 0" (3.96m x 2.44m) Radiator, sealed unit double glazed window to the rear.

Family Shower Room

In white, comprising of a low flush WC with concealed cistern, wash basin with cupboards below, fully tiled shower cubicle with regulated shower unit. Chromium ladder-style heated towel rail, fully tiled walls, sealed unit double glazed frosted window to the rear, inset ceiling spot downlighters.

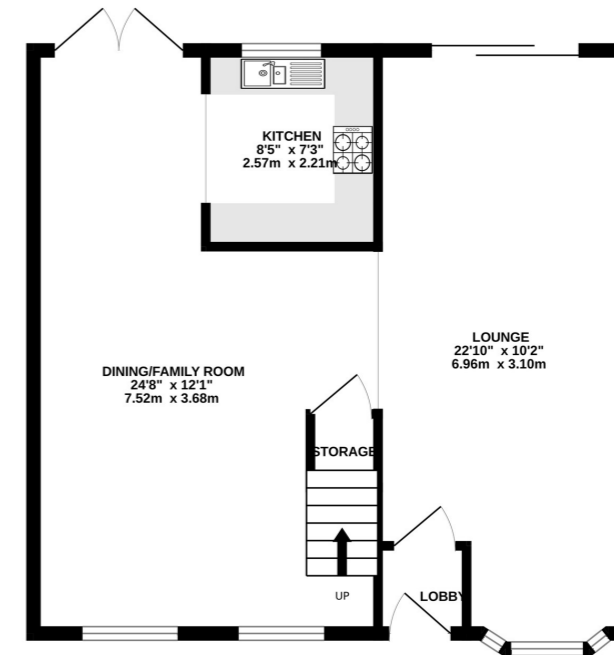
OUTSIDE

REAR GARDEN: Immediately behind the house is a paved patio, outside water tap and lighting point. Beyond this is an area of shaped lawn with flower and shrub borders, all enclosed by close boarded fencing. Timber built Wendy house, side access with gate leading to:

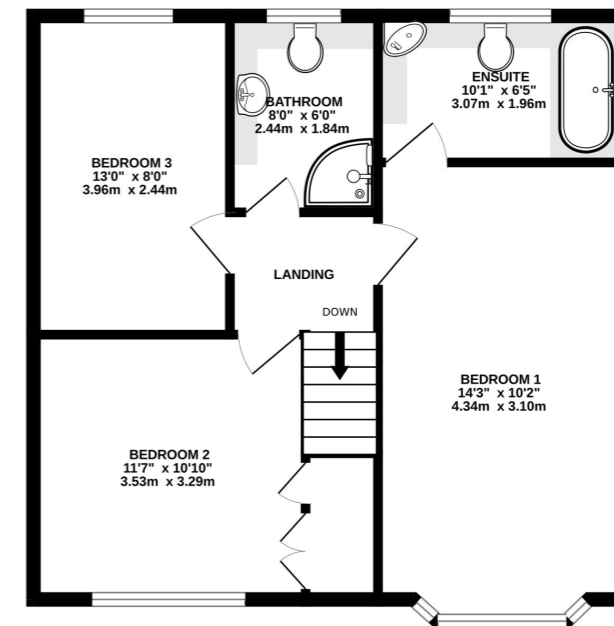
FRONT GARDEN: Laid to lawn, hard standing to one side for off road parking.

NOTE: PHOTOGRAPHS WERE TAKEN BEFORE THE CURRENT TENANTS MOVED INTO THE PROPERTY

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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