Cromwell Road, CAMBERLEY, Surrey GU15 4HY

PRICE £450,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented period terraced home situated within walking distance to Camberley town centre and train station.

Accommodation comprises three bedrooms, a living room (currently being used as a 4th bedroom), and a fantastic open plan kitchen/breakfast/family room with large patio doors leading to the garden. Further benefits include a re-fitted downstairs shower room, an upstairs re-fitted family bathroom, gas central heating and Upvc double glazing.

The property also benefits from a generous size rear garden with patio seating and a large storage shed to the rear. There is a front garden enclosed by low level brick walling. The parking is on street.

The town centre is only a five minute stroll away and offers the Mall shopping centre, Vue cinema, Bowling complex and a number of chain and independent restaurants, bars and pubs. The property is also located just down the road from Barossa Forest which offers hundreds of acres of woodland walks stretching all the way to Bracknell.

In our opinion this property would make an ideal first time purchase or perhaps for someone looking to downsize.

Jigsaw
Estates Limited

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- THREE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM
- RE-FITTED DOWNSTAIRS SHOWER ROOM
- LARGE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- EXCELLENT TRANSPORT LINKS NEARBY
- TOWN CENTRE LOCATION
- LIVING ROOM
- RE-FITTED FAMILY BATHROOM
- LARGE STORAGE SHED IN GARDEN
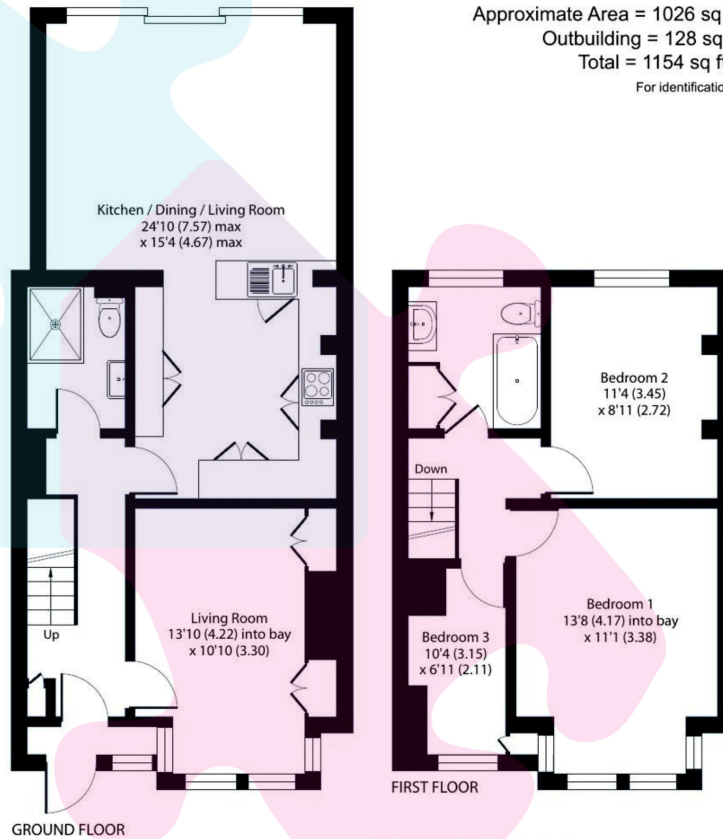- CLOSE TO BAROSSA FOREST

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Approximate Area = 1026 sq ft / 95.3 sq m
Outbuilding = 128 sq ft / 11.8 sq m
Total = 1154 sq ft / 107.1 sq m
For identification only - Not to scale

Kitchen / Dining / Living Room
24'10 (7.57) max
x 15'4 (4.67) max

Bedroom 2
11'4 (3.45)
x 8'11 (2.72)

Down

Living Room
13'10 (4.22) into bay
x 10'10 (3.30)

Up

Bedroom 3
10'4 (3.15)
x 6'11 (2.11)

Bedroom 1
13'8 (4.17) into bay
x 11'1 (3.38)

GROUND FLOOR

FIRST FLOOR

Shed
17'5 (5.31)
x 7'4 (2.24)

OUTBUILDING

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		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC