



## Portesbery Road, CAMBERLEY, Surrey GU15 3TA

PRICE £425,000 Freehold

Jigsaw Estates are pleased to present to the market this semi detached period property situated in the heart of Camberley town centre with walking distance to the train station and shopping centre.

Accommodation comprises two bedrooms, a living room, dining room, kitchen and a large orangery with doors leading out onto the rear garden. Further benefits include an en-suite bathroom to the principle bedroom, a further shower room upstairs, an outside W.C and gas central heating.

Outside to the rear there is a lovingly maintained and fully landscaped garden with a number of pretty flower and shrub borders with ample seating and entertaining areas. To the side of the property there is a large dry storage area which is also a side access to the front of the house. To the front there is a drive space for one car.

Camberley offers a variety of shops including a Sainsbury's supermarket for your every day essentials, as well as a number of popular cafe's, bars and restaurants. There are a number of green spaces nearby, not least Barossa Common which offers hundreds of acres of woodland and leads directly into Swinley Forest.

In our opinion this would make an ideal first time buy or for someone looking to downsize to be close to local amenities and bus routes.

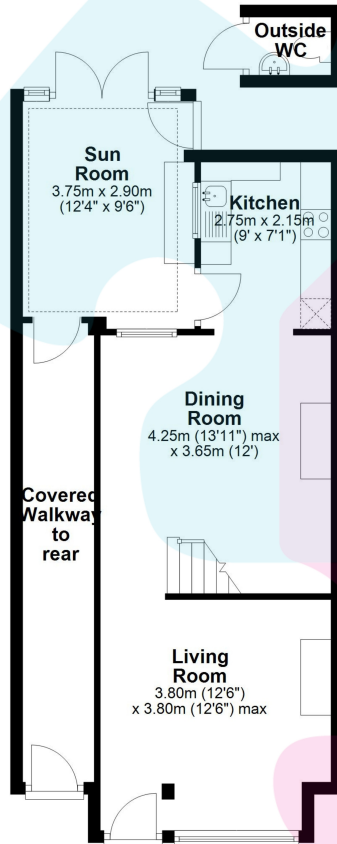




- TWO BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN
- LANDSCAPED AND BEAUTIFULLY MAINTAINED REAR GARDEN
- GAS CENTRAL HEATING
- TOWN CENTRE LOCATION
- ORANGERY
- EN-SUITE BATHROOM & SEPARATE SHOWER ROOM
- EXCELLENT TRANSPORT LINKS NEARBY

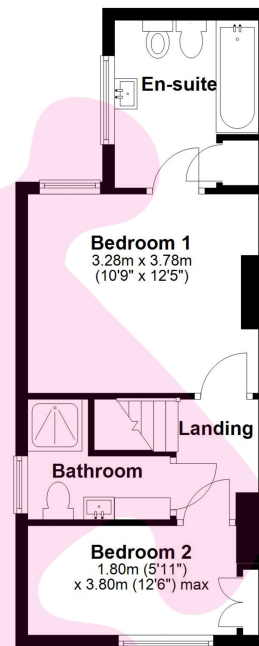
### Ground Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	76
A		
(81-91)		
B		
(69-80)		
C		
(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		
