

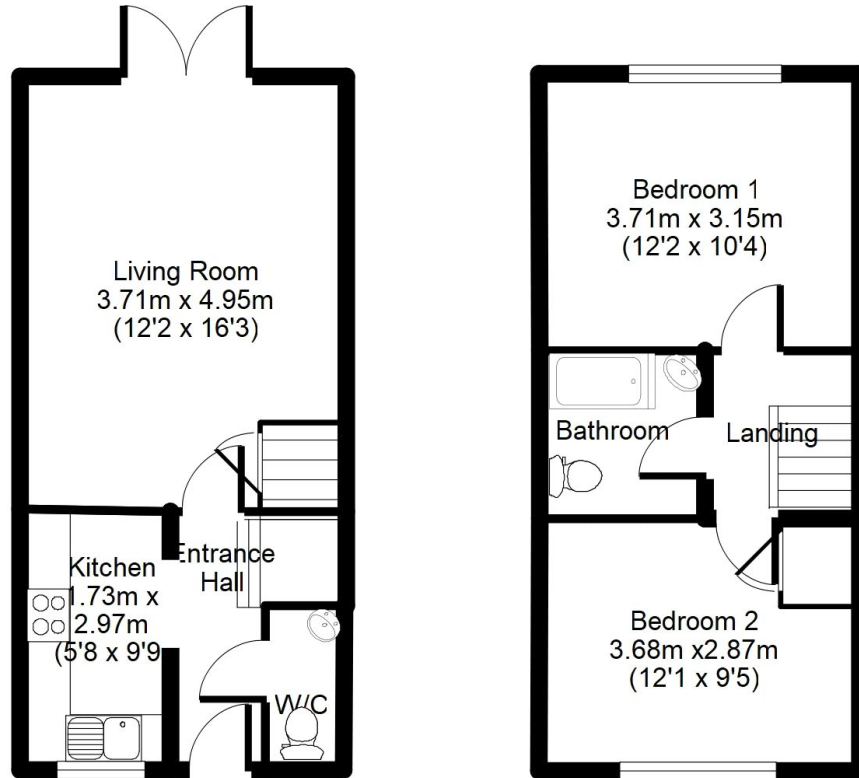


Martel Close, CAMBERLEY, GU15 1QS

PRICE £300,000 Freehold

VIRTUAL TOUR AVAILABLE ON REQUEST A very well presented terrace property situated on the ever popular Wellington Park development in Camberley. The property is situated in a cul-de-sac location with off street parking. The property offers excellent transport links with both junctions 3 & 4 of the M3 a short drive as well as Camberley town centre and train station only 5 minutes away. Accommodation comprises two double bedrooms, lounge/dining room and modern re-fitted kitchen. Further benefits include a re-fitted bathroom, cloakroom, and a landscaped rear garden with extended patio area and rear access.





Approx. total Floor Area:
59 Sq M = 635 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

- WELLINGTON PARK
- CUL-DE-SAC
- OFF STREET PARKING
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- RE-KITCHEN
- RE-FITTED BATHROOM
- CLOAKROOM
- LANDSCAPED REAR GARDEN
- SHORT DISTANCE OF CAMBERLEY AND BAGSHOT
- EXCELLENT TRANSPORT LINKS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		89
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		89
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		63
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

