

30 Ansell Road, Frimley, Camberley,
Surrey. GU16 8DH.



£395,000 Freehold



IN NEED OF REFURBISHMENT This semi-detached house is within a mile of both Lakeside Primary & Tomlinscote Schools and Frimley High Street with its Waitrose supermarket, shops, amenities, eateries and railway station. The accommodation comprises a 21' lounge/diner, kitchen, utility room, cloakroom, conservatory, 3 bedrooms, a wet room and a separate wc. Further benefits include double-glazed windows, gas fired central heating and solar panels mounted on the roof.

Externally the property has a 50' rear garden which is mainly laid to lawn with shrub borders and a garage (vehicular access via Purley Way), a timber framed garden shed, a fish pond with water feature and gated access to the front garden which is laid to lawn. ***NO ONWARD CHAIN***

EPC: C Council Tax band D £2,163.21 (2022/23)

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 75 | |
| (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.

Entrance Porch

Frosted Glazed front door with full height window, tiled floor with inset coir matting, part glazed door to:

Hallway

Storage cupboard with sliding doors, radiator, stairs to first floor, door to utility room, door to:

Lounge/Diner

10' 6" x 21' 2" (3.20m x 6.45m) Front aspect window, brick faced fireplace, radiator, rear aspect patio doors to conservatory, door to:

Kitchen

9' 8" x 11' 7" (2.95m x 3.53m) Rear aspect window, side aspect window, range of wall and base units with wood effect rolled edge work surfaces over, stainless steel twin bowl single drainer sink, wall mounted boiler supplying domestic hot water and radiator heating, space for cooker, door to:

Utility Area

5' 10" x 7' 11" (1.78m x 2.41m) Space and plumbing for washing machine, space for upright fridge/freezer, door to hall, door to side access and door to:

Cloakroom

Low level W/C, wall mounted hand wash basin, radiator, side aspect frosted window, part-tiled walls.

Conservatory

12' 0" x 10' 2" (3.66m x 3.10m) Wood framed with glass windows to two sides and side aspect patio doors.

First Floor Landing

Loft access hatch with ladder. Doors to:

Bedroom One

11' 1" x 10' 6" (3.38m x 3.20m) Front aspect window, radiator, built in double wardrobe with louvre doors, door to airing cupboard housing hot water storage tank.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m) Rear aspect window, radiator, built in twin double wardrobes and one single wardrobe with matching cupboard storage above.

Bedroom Three

6' 0" x 11' 1" (1.83m x 3.38m) Side aspect window, built-in double wardrobe with matching storage above, further dressing table with drawers to either side.

Wet Room

Side aspect frosted window, walk-in shower with wall mounted power shower, hand wash basin in vanity unit with storage beneath, radiator, door to:

Separate W/C

Side aspect frosted window, part tiled walls, radiator, low level W/C.

Garden

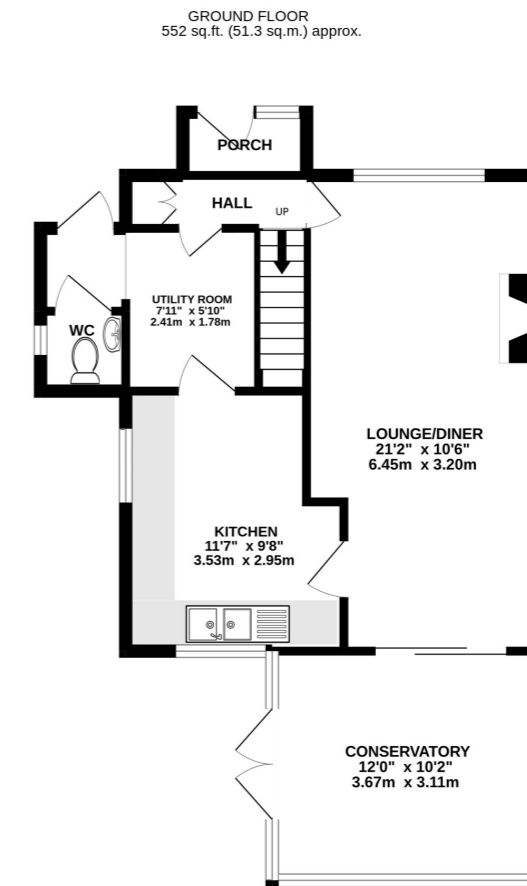
Measuring approximately 50' in length the southerly aspect rear garden features a raised paved patio, pathway leading to rear of garden and garage, central lawn with feature fish pond. The garden is enclosed by panel fencing to the sides and a brick wall to the rear. Gated side access and path to front garden.

Garage

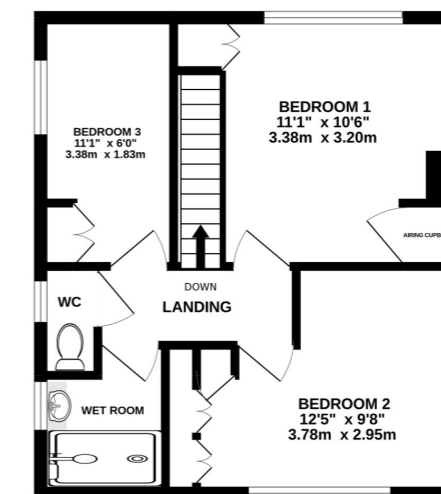
8' 0" x 18' 0" (2.44m x 5.49m) The garage has vehicular access via Purley Way with an up & over door and side aspect access door from the rear garden. Attached to the rear of the garage is a timber framed garden shed.

Front Garden

Mainly laid to lawn, gated side access and enclosed by low brick walls to the side and front and hedging to the other side.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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