



## Millholme Walk, CAMBERLEY, Surrey GU15 1RY

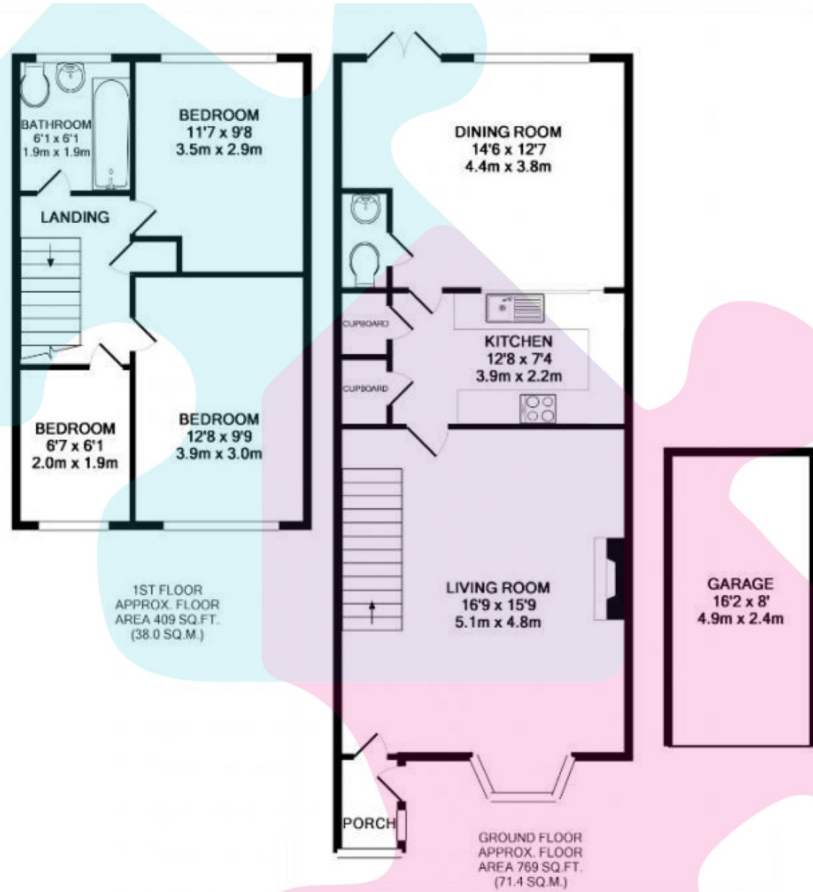
PRICE £400,000 Freehold

**\*NO ONWARD CHAIN\*** Jigsaw Estates are pleased to present to the market this extended end of terrace home on the popular Heatherside development. The property is a stones throw from some of the best local schools including Tomlinscote, Ravenscote & Heather Ridge. There are also a number of local amenities situated within walking distance of the property, including a Sainsbury's local, Doctors surgery and a local Pub.

The current owners have presented the property in beautiful order throughout & have re-decorated with new flooring and carpets. Accommodation of the property consists of three bedrooms, a spacious living room, a re-fitted kitchen and a large dining/family room. Further benefits include a re-fitted bathroom, downstairs cloakroom, Upvc double glazing and gas central heating. Outside to the rear there is a landscaped garden with patio area and steps down to a further garden which is has an artificial lawn and an external office cabin with light & power. There is also rear gate from which you can gain access to the nearby garage and parking areas. Viewings are highly recommended.

**Mis-descriptions Act:** We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale





TOTAL APPROX. FLOOR AREA 1178 SQ.FT. (109.5 SQ.M.)  
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.

- HEATHERSIDE
- EXTENDED DOWNSTAIRS
- CLOAKROOM
- LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN!
- COUNCIL TAX BAND = D
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- RE-FITTED KITCHEN
- EXTERNAL OFFICE
- GARAGE IN NEARBY BLOCK
- BEAUTIFULLY PRESENTED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

