



Campion Close, Blackwater, CAMBERLEY, Hampshire GU17 9DU

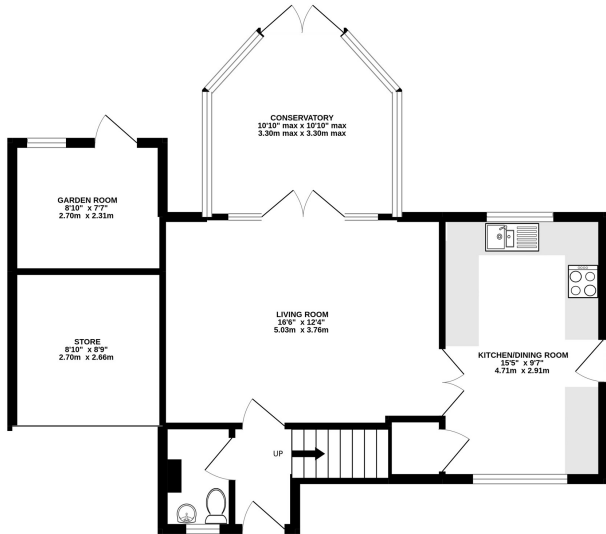
PRICE £450,000 Freehold

OFFERED FOR SALE WITH NO ONWARD CHAIN Jigsaw Estates are pleased to present to the market this well presented detached home situated in a quiet cul-de-sac setting on the outskirts of Camberley & Hawley. The property offers easy access to Junction 4 of the M3 and the Meadows shopping centre as well as being close to both Camberley town centre & Frimley Village. Accommodation comprises three bedrooms, large living room, re-fitted kitchen/breakfast room & a conservatory. Further benefits include a downstairs cloakroom, en-suite shower room to bedroom one, family bathroom and gas central heating. Outside to the rear is a sunny aspect, private garden. There is also access to the back of the garage which has been converted into a store/workshop/home office area. The front of the garage is accessed via an up and over door. There is also a driveway offering off street parking to the front. Viewings are highly recommended.

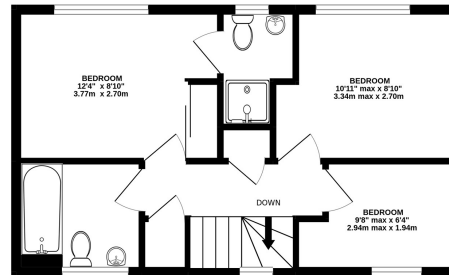
Jigsaw
Estates Limited

- COUNCIL TAX BAND = D
- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- EN-SUITE
- PRIVATE REAR GARDEN
- DRIVEWAY
- THREE BEDROOMS
- LIVING ROOM
- CONSERVATORY
- CLOAKROOM
- GARAGE (PART CONVERTED TO STORE/OFFICE)
- CUL DE SAC LOCATION

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

