



## 1 Potten Close, CAMBERLEY, Surrey GU15 3DE

OFFERS IN EXCESS OF £600,000

Jigsaw Estates are proud to offer this end of terrace townhouse built by Cala Homes in 2017, situated just a couple of minutes walk to the town centre with its shops, restaurants and train station. Accommodation comprises a spacious main bedroom with en-suite shower room and a range of built in wardrobes on the top floor, three double bedrooms on the first floor which includes an en-suite shower room and double wardrobe to the guest bedroom and a separate family bathroom. To the ground floor there is a cloakroom, bay fronted living room and a large all encompassing kitchen/dining/living room with patio doors onto the garden. Within the garden there is a purpose built outhouse designed for a home gym. Further to this there are two allocated parking spaces and the property is offered in excellent decorative order.

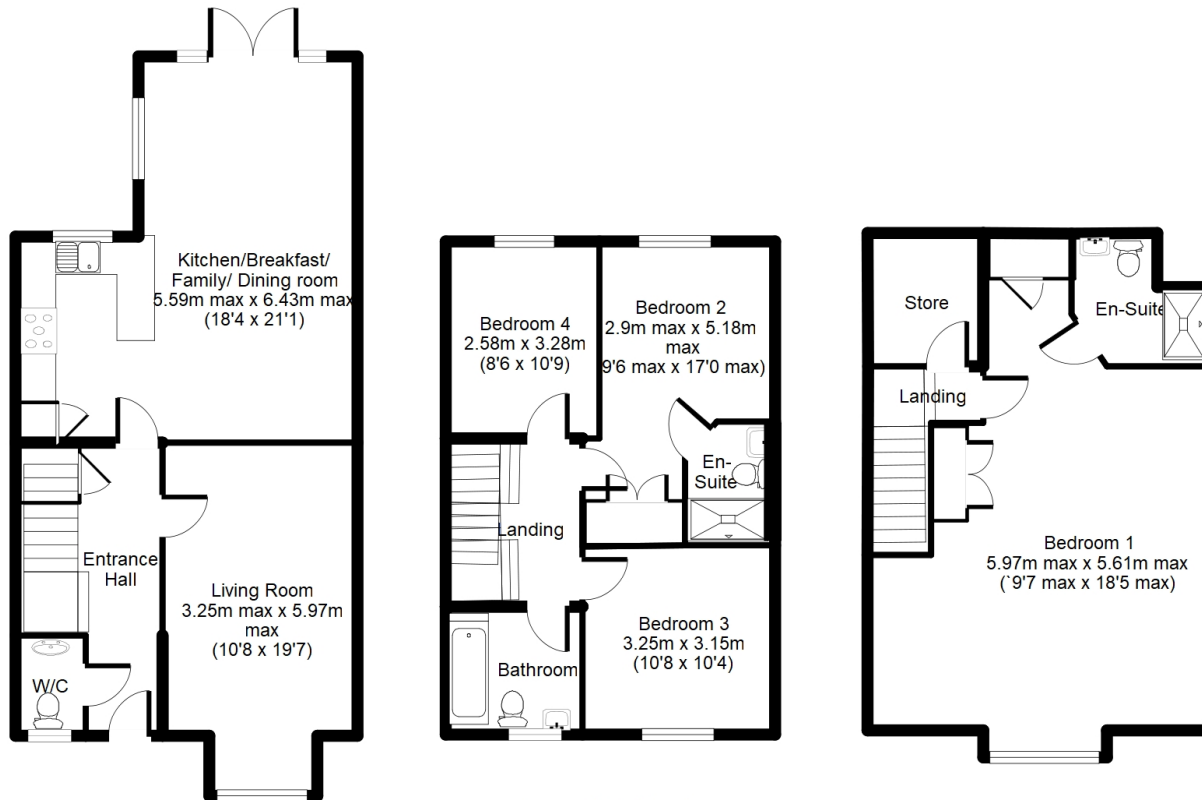
COUNCIL TAX BAND - E

Annual Service Charge - Approx £450 per annum



- END OF TERRACE TOWNHOUSE
- FOUR DOUBLE BEDROOMS
- LIVING ROOM
- BUILT BY CALA HOMES IN 2017
- EXCELLENT DECORATIVE ORDER

- TOWN CENTRE
- TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM
- ALL ENCOMPASSING KITCHEN/DINING/LIVING ROOM
- TWO ALLOCATED PARKING SPACES



Approx. Total Floor Area:  
147 Sq M = 1579 Sq Ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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

