



## Blenheim Place, CAMBERLEY, Surrey GU15 2TP

PRICE £450,000 Freehold

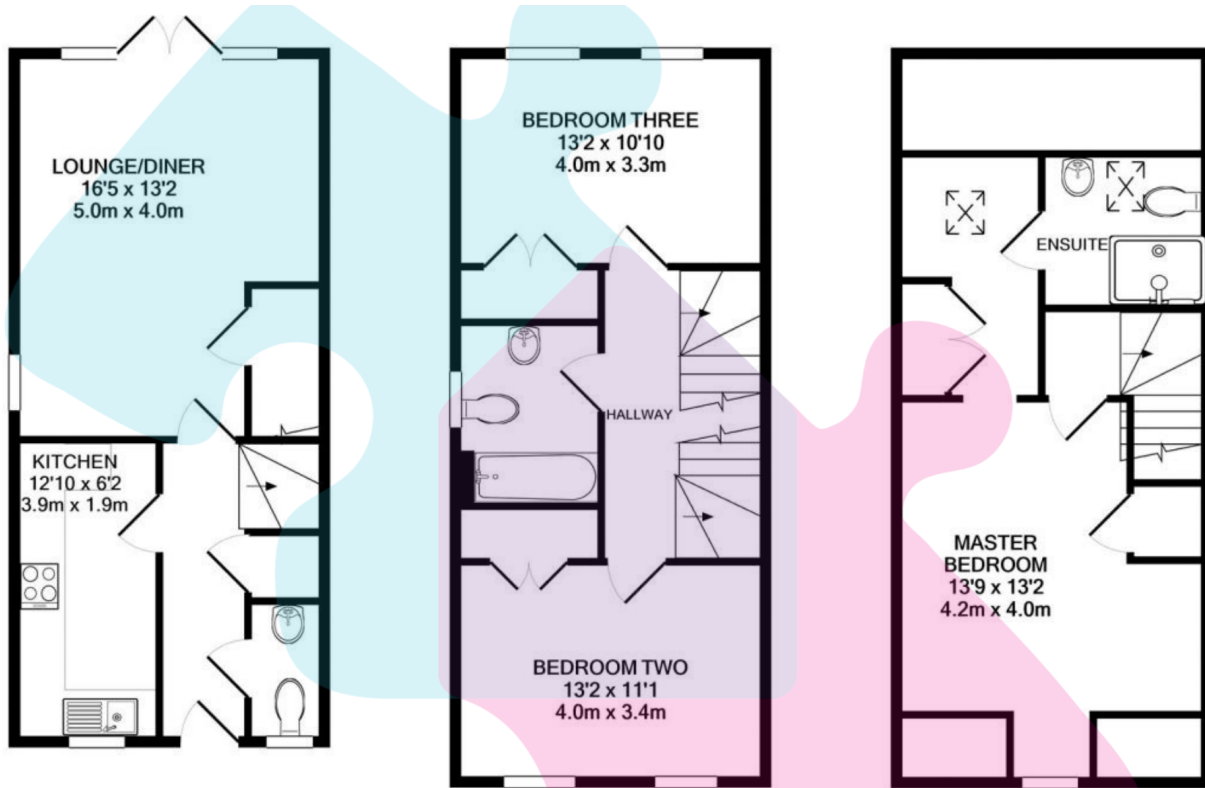
Jigsaw Estates are pleased to present to the market this modern semi detached town house, situated at the end of a very quiet cul-de-sac within a stones throw of Camberley town centre.

The property is within walking distance to Camberley which offers the Mall shopping centre, train station and vast array of pubs & restaurants as well as a number of excellent local schools. Camberley also offers easy access to both the A30 & M3 making it an ideal location for those looking to commute into London or Heathrow.

Accommodation is arranged over three floors and comprises three double bedrooms, lounge/diner & kitchen. Further benefits include a downstairs cloakroom, family bathroom and en-suite & dressing area to the Master bedroom which is situated on the top floor. The vendors have recently removed trees and shrubs from the garden which has given the property a larger than average garden with seating area and play area as well as a considerable side plot with side access. To the front there are two allocated parking spaces as well as visitors spaces.

**Jigsaw**  
Estates Limited






Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- TWO ALLOCATED PARKING SPACES
- CUL-DE-SAC LOCATION
- DRESSING ROOM & EN-SUITE TO MASTER BEDROOM
- LARGER THAN AVERAGE REAR GARDEN
- TOWN CENTRE LOCATION

### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92-100) <b>A</b>                           |   |           |
| (81-91) <b>B</b>                            | 84  | 84        |
| (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 |   |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC  |           |

