



45 Star Post Road, CAMBERLEY, Surrey GU15 4DE

PRICE £400,000 Freehold

Jigsaw Estates are pleased to present to the market this semi detached property offered for sale with NO ONWARD CHAIN and situated in a popular and quiet residential road within a stones throw of local amenities, schools and Barossa Common.

Accommodation comprises three bedrooms, a living room, dining room, and kitchen. Further benefits include a downstairs cloakroom and upstairs shower room. There is a sun room added to the rear of the property and a small utility area next to the cloakroom. Outside to the rear there is a large garden with patio area and side access to the front of the house. There is a driveway offering off street parking and front garden. The property offers plenty of potential to extend (subject to planning) due to the large garden and side plot.

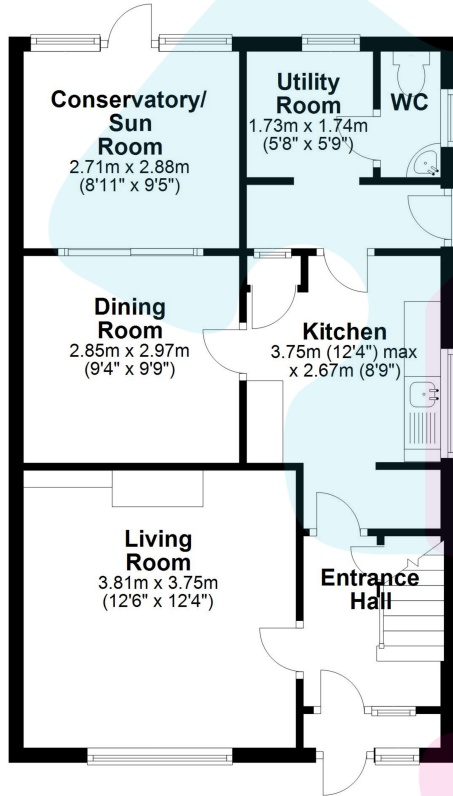
The property is only a short walk from the well regarded Collingwood College and only a mile away from Camberley town centre and train station. Perhaps the biggest selling feature is the fact that Barossa Common and its hundreds of acres of woodland is essentially on your doorstep. You can even walk



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND (S.T.P.P)
- LARGE REAR GARDEN
- CLOSE TO LOCAL SHOPS
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PARKING
- CLOSE TO COLLINGWOOD COLLEGE & BAROSSA COMMON
- ONLY A MILE AWAY FROM CAMBERLEY TOWN AND TRAIN STATION

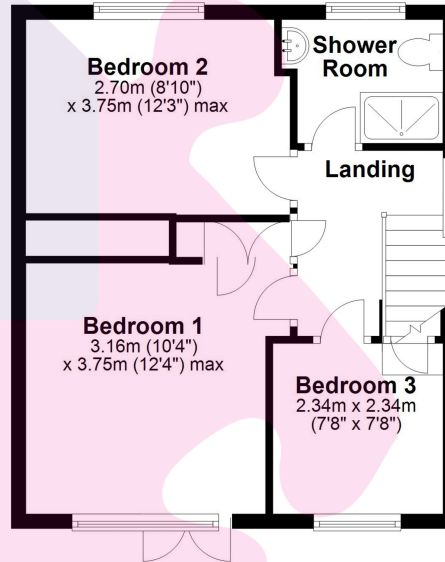
Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 94.1 sq. metres (1013.2 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	81
		EU Directive 2002/91/EC	

