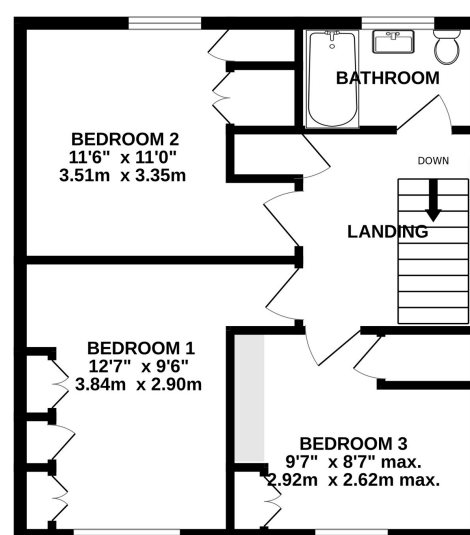
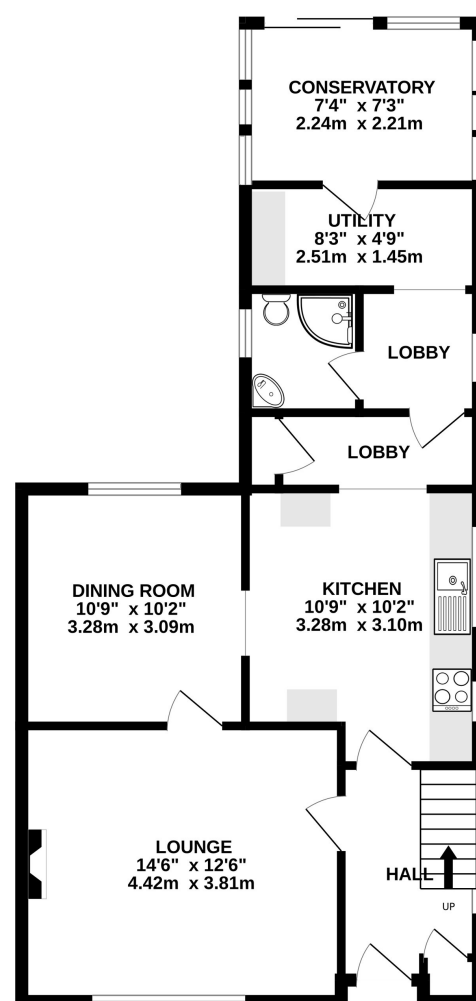


187 Worsley Road Frimley, Camberley. GU16 9BH

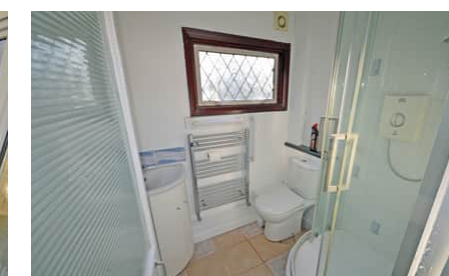
GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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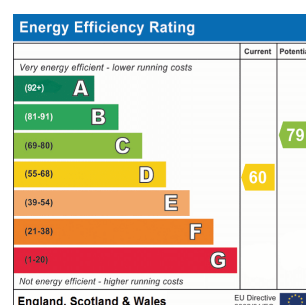


£450,000 Freehold



- Three Bedroom Semi
- Lounge with Fireplace
- Sought after location
- Gas Central Heating by Radiators
- Utility Room

- Garage & Driveway Parking
- In need of renovation
- Two Bathrooms
- Good size Rear Garden
- No Onward Chain



These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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Tel 01252 838 899
1 Guildford Road, Frimley Green, Surrey, GU16 6NL



The Property

A Three Bedroom Semi-Detached House situated in this much loved part of Frimley. The property is in need of some updating and there is no onward chain complications. On the ground floor is a lounge with a front aspect, the focal point is a fireplace with a gas fire and a door to a separate dining room with access to a kitchen. The lounge, dining room and hall has parquet flooring. The kitchen has an induction hob, built in oven and microwave, fridge freezer and dishwasher, all built in. Beyond the kitchen is a utility room with a wall mounted Worcester Boiler, Shower Room and Conservatory. The first floor has three bedrooms, all with wardrobes and a fully tiled and coloured bathroom suite. Outside is a good sized garden in need of some TLC, a garage and drive for off road parking and a greenhouse. The property has sealed unit double glazed leaded windows and gas fired central heating.

EPC: D Expires 13/02/2035 Council Tax D: £2,337.81 p.a. (2024/25)

Location:

The property is situated in this favoured part of Frimley being equidistant to Frimley and Frimley Green. Frimley Green has a selection of small retailers, schools, library, dentist and recreation ground. Just beyond Frimley Green is Frimley Lodge Park with excellent recreational facilities and the Basingstoke Canal with tow path. Frimley is about 1/2 mile away with a good selection of shops, restaurants and public houses. Frimley has a railway station and a mainline station can be found at nearby Farnborough. Junction 4 of the M3 is nearby, as is Frimley Park Hospital. Schools for all age groups are plentiful and the property is within the Tomlinscote catchment area.