



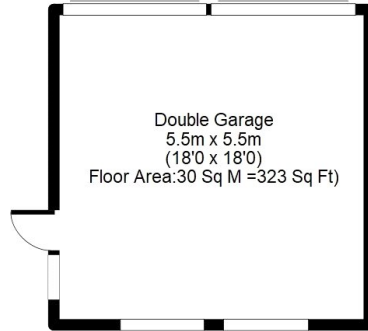
**Diamond Ridge, CAMBERLEY, GU15 4LD**

**PRICE £500,000 Freehold**

**\*Virtual Tour Available Upon Request\***

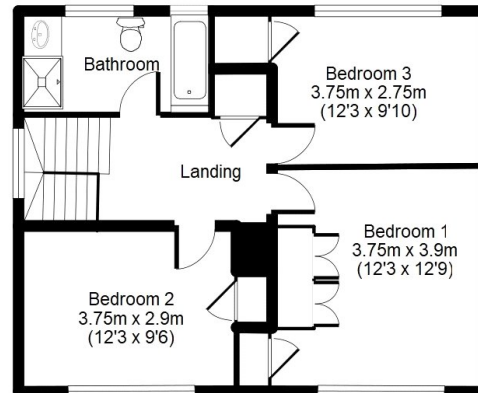
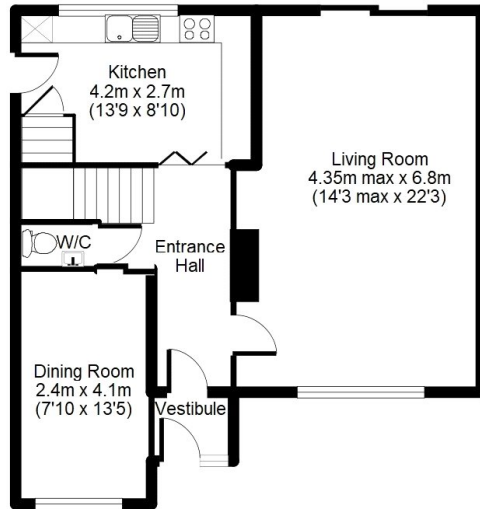
**NO ONWARD CHAIN** - Jigsaw Estates are proud to offer this detached home in a non estate location within close proximity of the town centre, local schools including Collingwood College, Crawley Ridge Infant & Junior Schools and the very popular Barossa Common locally known for it's mountain bike trails and scenic walks. The property offers three double bedrooms all with built in wardrobes, family bathroom with separate shower cubicle. The ground floor has a large and welcoming living room, dining room, cloakroom and kitchen. To the front of the property there is driveway parking and the rear garden, which is south westerly facing, offers a high degree of privacy and leads down to the double detached garage (accessed via Upland road at the rear). The property is well cared for, but could benefit from some modernisation and there is also potential to extend the property (subject to the usual permissions).

**Jigsaw**   
**Estates Limited**



Approx Total Floor Area:  
152 Sq M = 1636 Sq Ft  
Includes Double Garage)

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



- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- DOUBLE DETACHED GARAGE TO THE REAR
- LARGE LIVING ROOM
- DINING ROOM
- KITCHEN
- CLOAKROOM
- CLOSE PROXIMITY TO WOODLAND WALKS, COLLINGWOOD COLLEGE, CRAWLEY RIDGE INFANT & JUNIOR SCHOOLS & TOWN CENTRE

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		80
(55 to 68) <b>D</b>	64	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

POTENTIAL TO EXTEND (STPP)

