



## 1a Moorlands Road, CAMBERLEY, Surrey GU15 3AF

PRICE £260,000 Freehold

**\*NO ONWARD CHAIN\*** Jigsaw Estates are pleased to present to the market this perfect, freehold starter home situated in a convenient position within easy access of local amenities and excellent transport links. There is also the added bonus of Frimley Park Hospital being less than 2 miles away and Camberley town centre and train station also about a mile from the house.

Accommodation comprises a double bedroom with fitted wardrobes, a lounge/diner and re-fitted kitchen. There is a family bathroom and the property is double glazed with gas central heating.

Outside there is a path leading to the private entrance to the property. There is an off street parking area located adjacent to the house and plenty of visitor parking on street nearby.

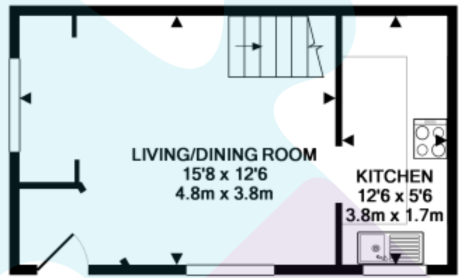
In our opinion this would make an ideal first time or investment purchase.

COUNCIL TAX BAND - B

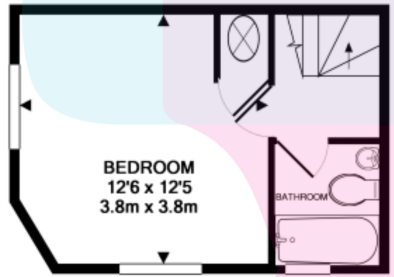




- ONE DOUBLE BEDROOM
- CLOSE TO LOCAL AMENITIES
- RE-FITTED KITCHEN
- DOUBLE GLAZED
- GAS CENTRAL HEATED
- EXCELLENT TRANSPORT LINKS
- LOUNGE/DINER
- NO ONWARD CHAIN
- PARKING AREA
- FREEHOLD



GROUND FLOOR  
APPROX. FLOOR  
AREA 264 SQ. FT.  
(24.5 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 220 SQ. FT.  
(20.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 483 SQ. FT. (44.9 SQ. M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</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	

