



16 Marlborough Rise, CAMBERLEY, Surrey GU15 2ED

OFFERS IN EXCESS OF £700,000

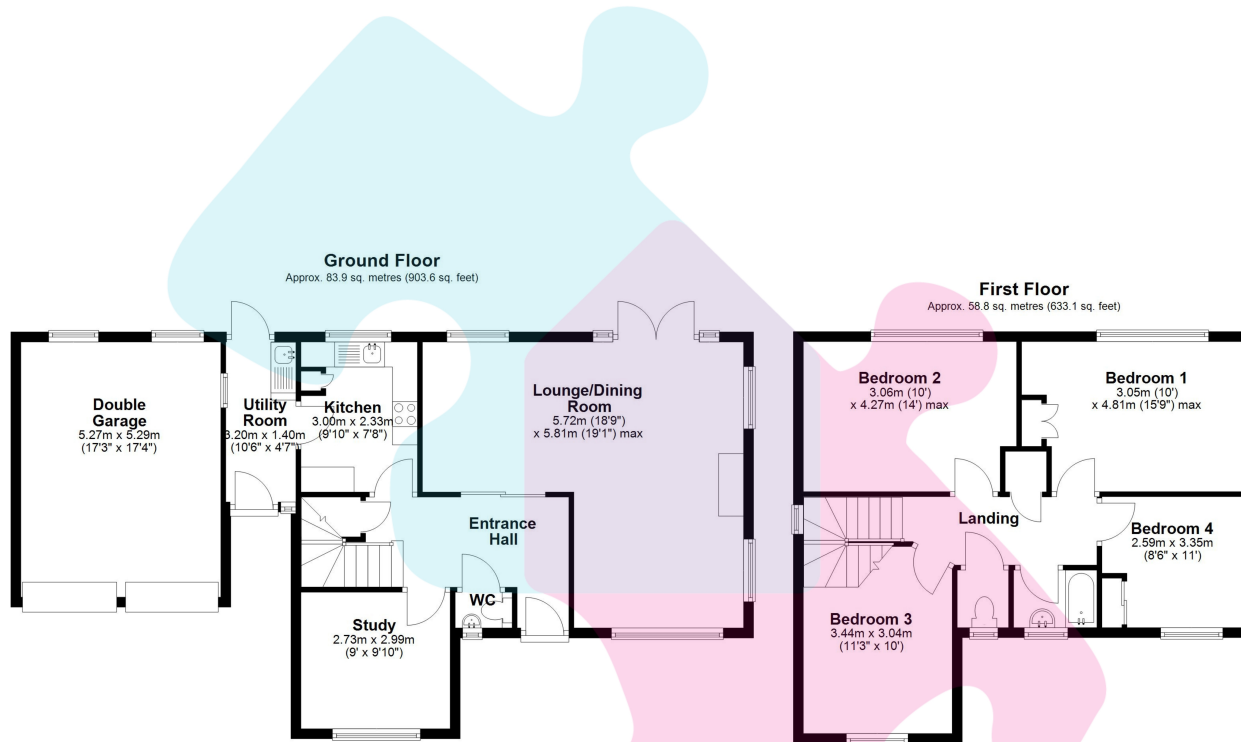
****NO ONWARD CHAIN****

Jigsaw Estates are proud to offer this detached family home situated in an elevated position within a short walk of Camberley train station, shops and restaurants. The property requires modernisation, however the windows, soffits, fascias and guttering have all been replaced and some roofing works have recently taken place. There is also potential to extend the property subject to the usual planning permissions,

In terms of accommodation there are four double bedrooms, bathroom with separate wc, an L-shaped living/dining room, cloakroom, family room/study, utility room and a kitchen overlooking the rear garden.

There is plenty of space on the driveway for numerous vehicles and leads to the double garage. The rear garden is south easterly facing and has a brick retaining wall running across the back with steps up to the lawn and wooded areas.






Total area: approx. 142.8 sq. metres (1536.7 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.

- NO ONWARD CHAIN
- SHORT WALK TO CAMBERLEY TOWN CENTRE WITH ITS TRAIN STATION AND SHOPS
- FOUR DOUBLE BEDROOMS
- FAMILY ROOM/STUDY
- DOUBLE GARAGE AND DRIVEWAY FOR NUMEROUS VEHICLES
- SOUTH EAST FACING GARDEN
- APPROX 0.2 ACRE PLOT
- LIVING/DINING ROOM
- MODERNISATION REQUIRED, BUT SOFFITS/FASCIAS/GUTTERING & DOUBLE GLAZING UPDATED ALREADY
- ELEVATED POSITION

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | 58 | 78 |
| (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 | | EU Directive 2002/91/EC |  |

