



29 Park Road, CAMBERLEY, Surrey GU15 2SP

PRICE £375,000 Freehold

Jigsaw Estates are proud to offer this semi detached home opposite Camberley Recreation Ground and Rugby club. This three bedroom property requires some modernisation, already has parking at the rear, with potential to create further driveway/parking at the front subject to any usual permissions. Upstairs there are three decent size bedrooms and a family shower room. Downstairs there is a formal sitting room at the front and a separate kitchen and dining room at the rear. The kitchen has access to an inner passageway leading to a store room and a utility/cloakroom. Outside there is a lovely garden to the rear with a timber built workshop. Parking is accessed via a small lane and can provide space for 2/3 cars.

The property is also conveniently located as it is a stone's throw to the Frimley Road shops, South Camberley Juniors School and Kings College.

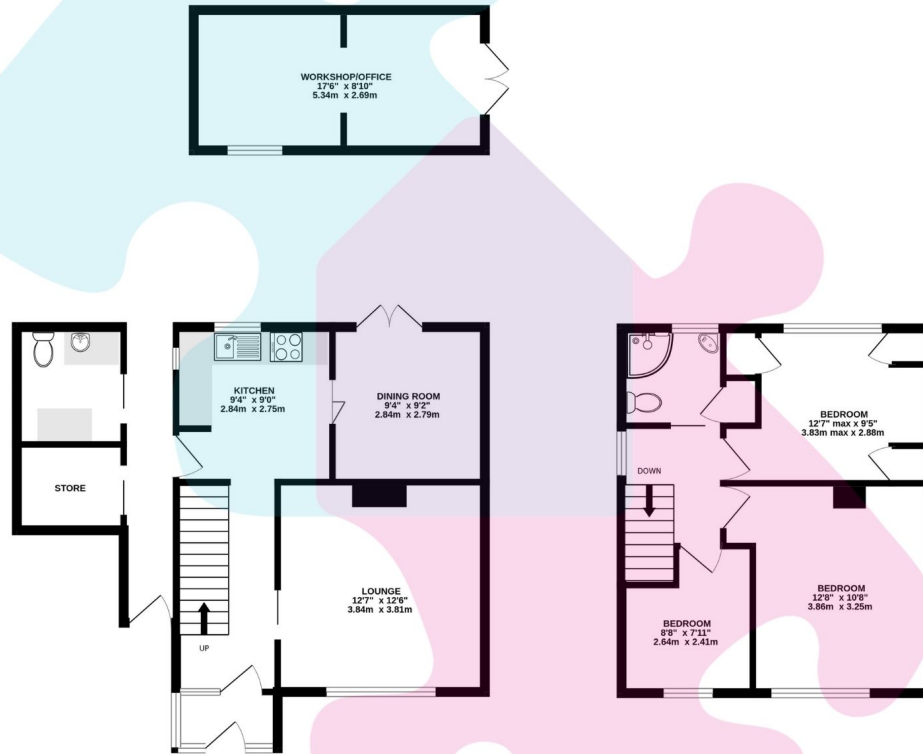
The boiler has been updated along with replaced radiators, as well as some electrical work including an



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN WITH ADJACENT DINING ROOM
- UTILITY ROOM/CLOAKROOM
- REAR PARKING AREA LEADING TO TIMBER WORKSHOP
- REQUIRING SOME MODERNISATION
- FAMILY SHOWER ROOM
- SEPARATE LIVING ROOM
- DOUBLE GLAZING AND AN UPDATED BOILER

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(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	

