



## Wimbledon Road, CAMBERLEY, Surrey GU15 4BA

Offers in Excess of £400,000 Freehold

\*NO ONWARD CHAIN\* Jigsaw Estates present to the market this semi detached home overlooking playing fields and situated within walking distance of local schools and only a short distance from Camberley town centre.

The property does require some modernisation and accommodation comprises three bedrooms, a lounge/dining room and a kitchen/breakfast room. Further benefits include an upstairs W.C and separate shower room, gas central heating and double glazing.

Outside to the rear there is a generous garden with side access and to the front a large driveway providing off street parking for a number of cars.

There are local shops on the development for all your day to day essentials and there are bus routes that go into town. The train station is located in Camberley and offers some direct routes into London.

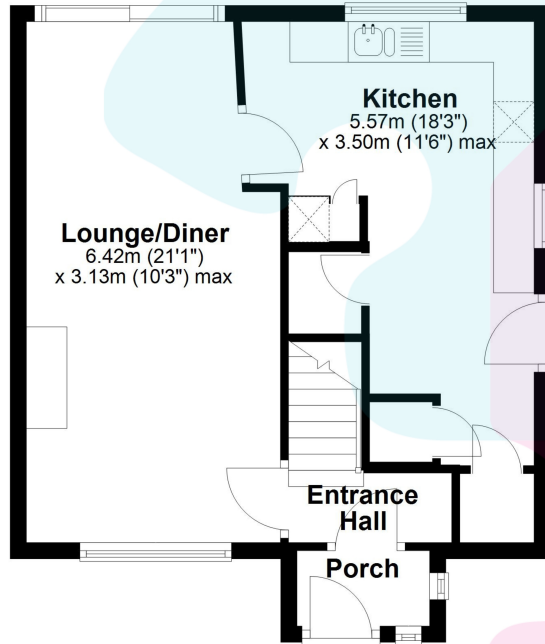


- NO ONWARD CHAIN
- LOUNGE/DINER
- LARGE DRIVEWAY
- OVERLOOKING PLAYING FIELDS
- CLOSE TO LOCAL SCHOOLS

- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- REAR GARDEN
- SHOWER ROOM AND SEPARATE W.C
- CLOSE TO LOCAL AMENITIES

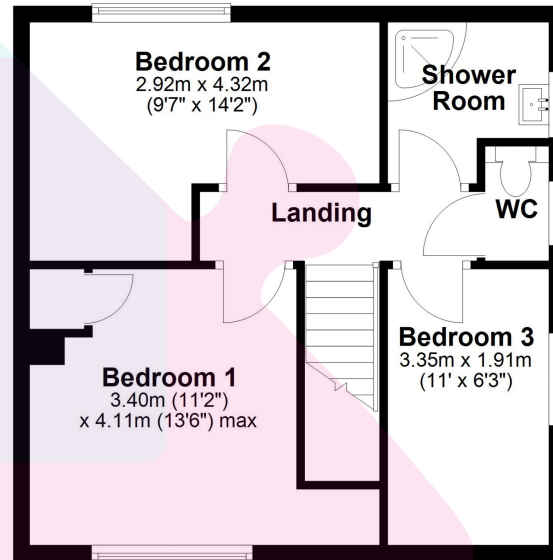
### Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 83.1 sq. metres (894.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</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

