



86 Bell Lane, Blackwater, Camberley, Hampshire. GU17 0JX.
Guide Price £465,000

- Spacious detached bungalow
- Large lounge/dining room
- Generous conservatory
- Superb, secluded plot
- Garage with electric up/over door
- 2 Double Bedrooms
- Modern kitchen with appliances
- Modern family bathroom
- Driveway for several cars
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Description

A detached bungalow close to local schools and amenities, as well as good transport links including a main line station. Camberley town centre is only 2 miles away. The property offer spacious and well presented accommodation and benefits from a modern kitchen and bathroom, gas central heating, double glazing, large garden, garage and driveway parking.

Material Information: Good mobile signal likely with all providers outdoors and ultrafast broadband available.

Directions

SAT NAV - GU17 0JX

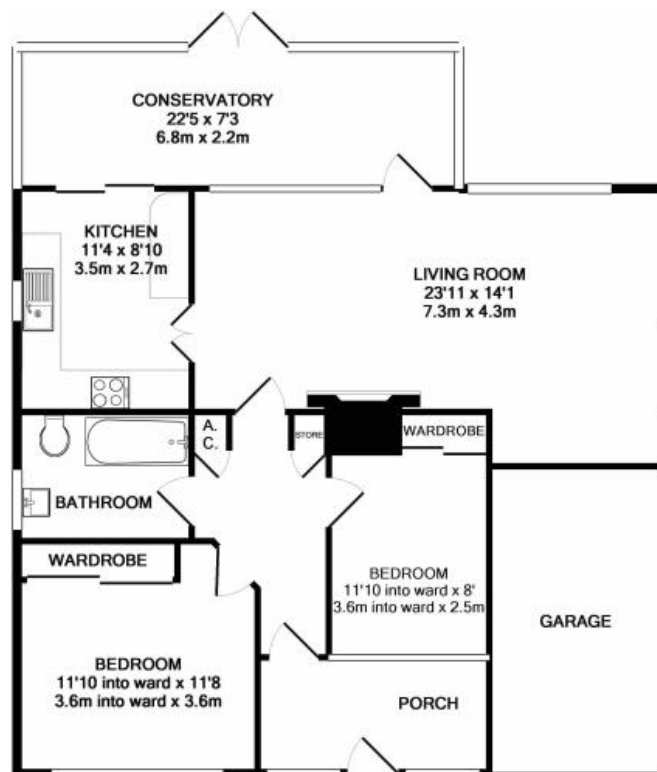
Tenure

FREEHOLD

Local Authority

Hart

Band E



TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.