



Troutbeck Walk, Camberley, Surrey GU15 1BN

PRICE £375,000 Freehold

Jigsaw Estates are pleased to present to the market this terraced property on the ever popular Heatherside development within easy reach of local amenities and local schools and offered for sale with NO ONWARD CHAIN complications!

Accommodation comprises three bedrooms, a kitchen/breakfast room and a large lounge/diner. Further benefits include a bright and airy entrance hall, a downstairs cloakroom, upstairs family bathroom and gas central heating.

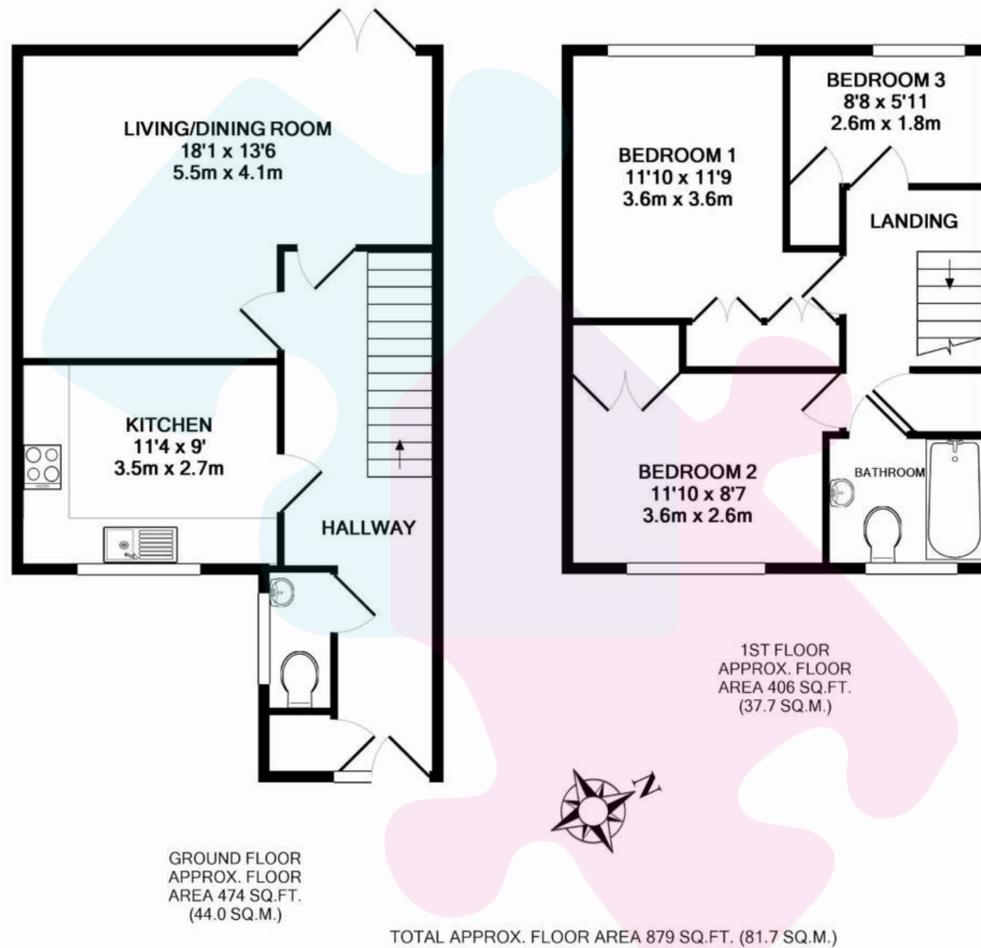
Outside to the rear there is a sunny aspect garden with decking area with the rest of the garden landscaped to hard standing creating a low maintenance space. There is a rear gate and also a garage located in a nearby block.

Heatherside has always been an incredibly sought after location, not least due to the excellent local schools including Heather Ridge infant school, Ravenscote and Tomlinscote, all of which are within



- NO ONWARD CHAIN
- THREE BEDROOMS
- LOUNGE/DINER
- GARAGE IN A BLOCK
- LOCAL AMENITIES NEARBY

- HEATHERSIDE DEVELOPMENT
- KITCHEN/BREAKFAST ROOM
- REAR GARDEN
- WALKING DISTANCE TO LOCAL SCHOOLS



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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 72 | |
| (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 | |

