



BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you more

TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.
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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



8 Burford Road

Camberley, Surrey GU15 3AS

Offers in Excess Of £300,000 Freehold

CASH BUYERS ONLY A three bedroom home situated within easy reach of Camberley Town Centre offered for sale with no onward chain and in need of complete refurbishment including potential structural remedial works. Please do not apply if you require a mortgage to proceed as you will be unsuccessful in securing the property, all offers along with proof of available funds are to be received in writing. EER 'D'

GROUND FLOOR

STORM PORCH

ENTRANCE HALL

Front aspect part glazed hardwood door, wall mounted electric meter and fuses, radiator, doors to living room and dining room, features arch, stairs to first floor.

LIVING ROOM

3.7m x 3.41m (12' 2" x 11' 2") max. Front aspect upvc double glazed bay window, radiator, opaque glazed doors to dining room.

DINING ROOM

3.54m x 3.36m (11' 7" x 11' 0") max. Rear aspect glazed doors to lean-to, gas fire, radiator, door to kitchen.

KITCHEN

3.78m x 2.72m (12' 5" x 8' 11") Side aspect upvc double glazed window and opaque doubled glazed door to lean-to, range of kitchen units, gas point, plumbing, radiator, built in shelved larder and understairs recess, door bathroom.

BATHROOM

Rear aspect upvc double glazed window, panel enclosed bath, pedestal mounted wash basin, tiled splashbacks, storage cupboard housing 'Worcester' gas central heating combination boiler, further storage recess with hanging rail, door to W.C.

W.C.

Side aspect upvc opaque double glazed window, low level wc.

FIRST FLOOR

LANDING

Doors to bedrooms, built in storage cupboard, access to loft space via hatch.

BEDROOM ONE

4.52m x 3.01m (14' 10" x 9' 11") max. Front aspect upvc double glazed windows.

BEDROOM TWO

3.4m x 2.77m (11' 2" x 9' 1") Rear aspect window.

Agents Note: The dimensions of this room are an approximation and may not be completely accurate.

BEDROOM THREE

2.78m x 2.74m (9' 1" x 9' 0") max. Rear aspect upvc double glazed window.

REAR GARDEN

Mainly laid to lawn mature garden with timber built shed to rear and pedestrian gate to front.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

