



3 Whins Close, CAMBERLEY, Surrey GU15 3NW

PRICE £430,000 Freehold

FLOORPLAN TO FOLLOW SHORTLY Jigsaw Estates are pleased to present to the market this well presented semi detached property situated in a quiet cul-de-sac location within close proximity to local amenities and schools.

The property is only a short distance from Camberley town centre which offers a host of shops, restaurants and bars & pubs. There is also a Vue cinema & bowling complex. Camberley has a number of well known and popular schools all of which are easily accessible.

The current owners have made a number of significant improvements to the property including adding a block paved driveway, opening up the kitchen & dining room, re-fitting the bathroom to a high standard and converting the garage into a home office which also has annexe potential.

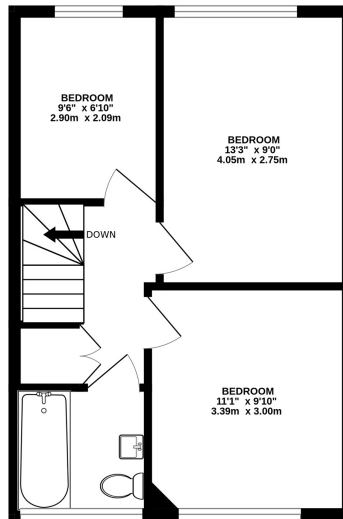
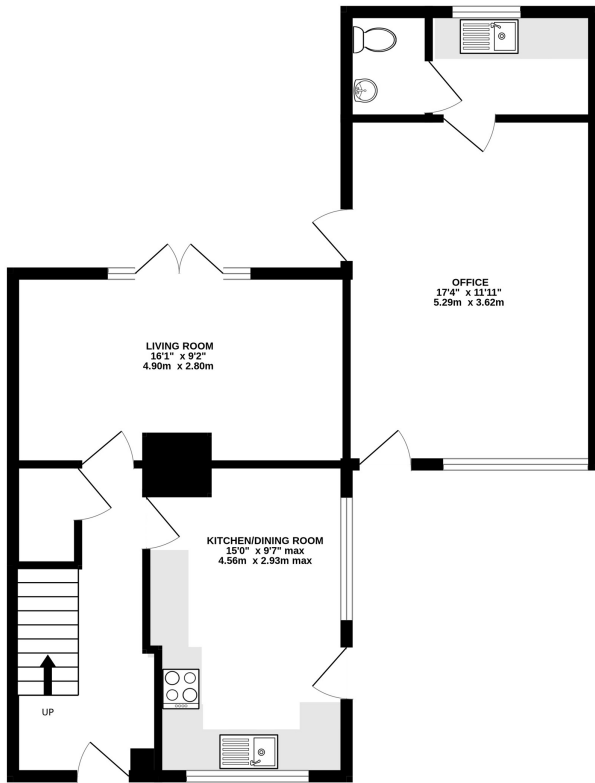
The overall accommodation comprises three bedrooms, living room, and kitchen/breakfast room. The bathroom was recently re-fitted and consists of a bath with rain shower attachment & shower screen,



- THREE BEDROOMS
- LIVING ROOM
- LARGE DRIVEWAY
- CLOSE TO TOWN CENTRE
- SUNNY ASPECT REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- BRAND NEW RE-FITTED BATHROOM
- CONVERTED GARAGE/ANNEXE
- CLOSE TO LOCAL SCHOOLS

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

