



## Warren Rise, Frimley, Camberley, Surrey GU16 8SJ

PRICE £350,000 Freehold

**\*NO ONWARD CHAIN\*** Jigsaw Estates are pleased to present to the market this end of terrace property which requires full refurbishment throughout and is situated at the end of a quiet cul-de-sac in a popular residential development in Frimley.

Accommodation comprises three bedrooms, a lounge/diner, conservatory and kitchen. Further benefits include a family bathroom, entrance porch and integral single garage. The property has a sunny aspect rear garden with side access and to the front of the house there is a driveway offering parking for two vehicles.

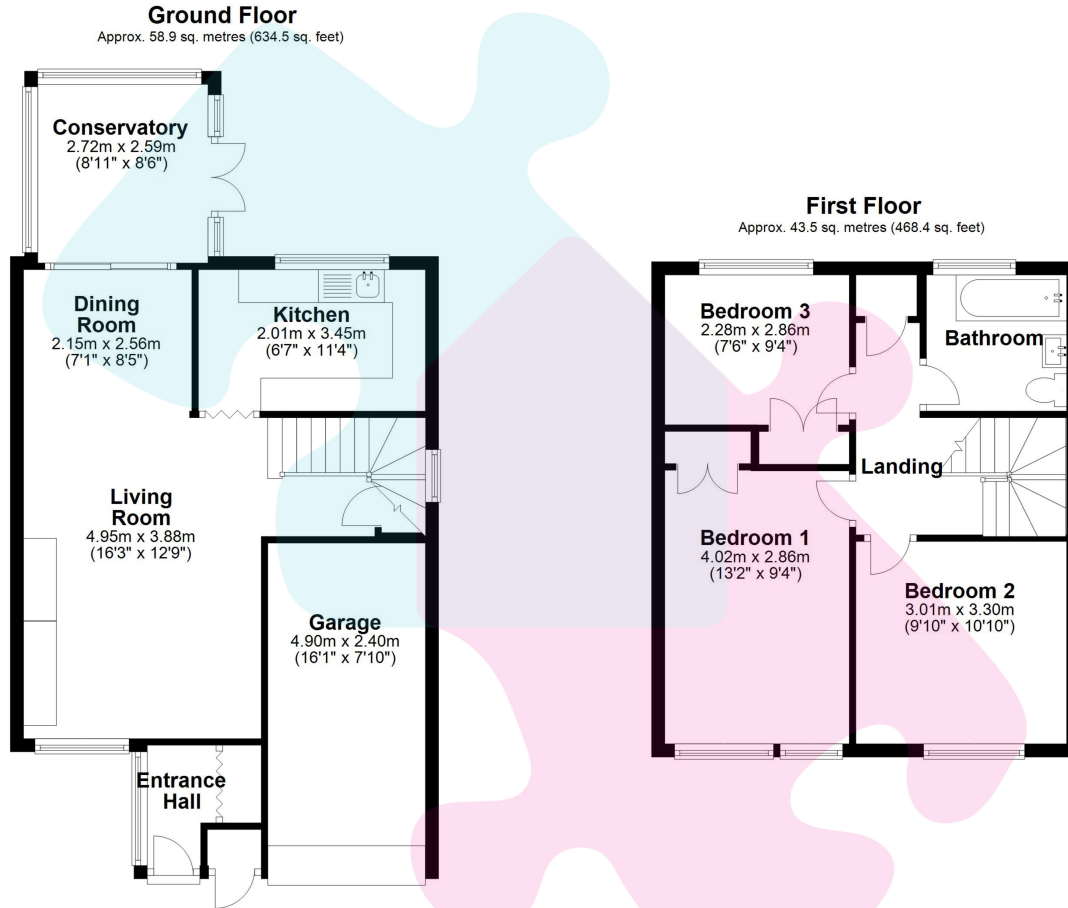
Warren Rise is located only a short distance from Tomlinscote, Ravenscote and the Grove schools. There are local amenities nearby and Frimley Village is only a mile away. Frimley Park hospital is also less than one mile from the property and there are a number of local bus routes.

COUNCIL TAX BAND -D

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or



- NO ONWARD CHAIN
- REQUIRES MODERNISATION
- THREE BEDROOMS
- CONSERVATORY
- CLOSE TO LOCAL SCHOOLS
- CUL-DE-SAC
- DRIVEWAY & GARAGE
- LOUNGE/DINER
- SUNNY ASPECT REAR GARDEN



Total area: approx. 102.5 sq. metres (1102.9 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>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</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	

