



## Rosemary Lane, BLACKWATER, Hampshire GU17 0LT

PRICE £300,000 Freehold

**\*NO ONWARD CHAIN- FULL REFURBISHMENT AND RENOVATION REQUIRED\*** Jigsaw Estates present to the market this three bedroom mid terrace home which requires modernisation throughout and is situated within a stones throw of local shops and Blackwater train station.

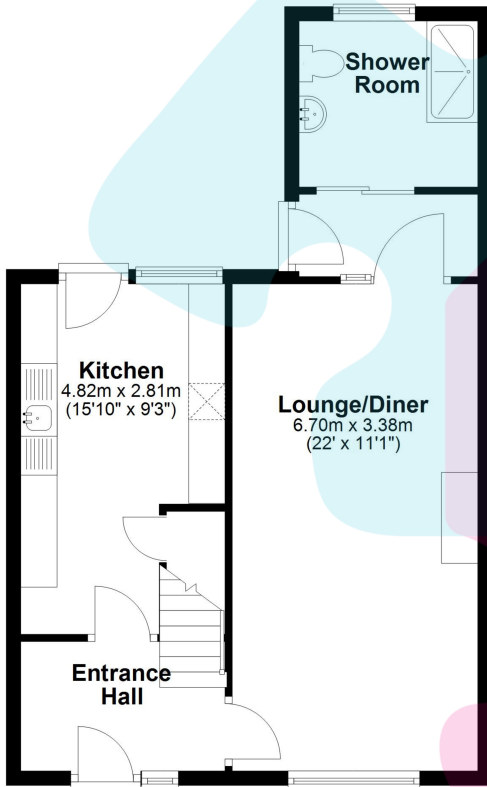
Accommodation comprises three bedrooms, a lounge/diner, and kitchen. There is also a downstairs wet room and an upstairs family bathroom. There is a rear garden with gated rear access. Behind the property there is a parking area.

The property is located across the road from both Aldi and Lidl supermarkets and only a short distance from the Meadows shopping centre and Camberley town centre.



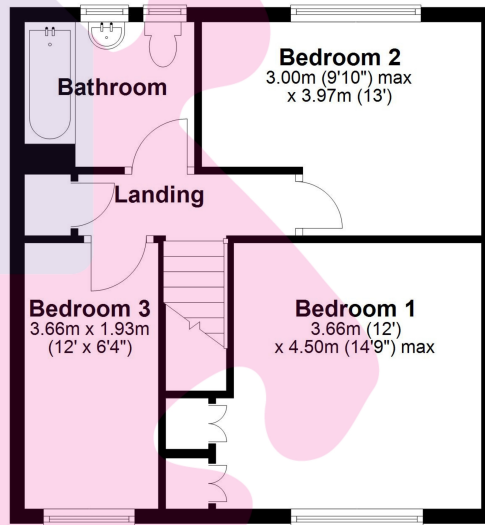
### Ground Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



### First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 93.2 sq. metres (1003.3 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.

- THREE BEDROOMS
- NO ONWARD CHAIN
- WALKING DISTANCE TO TRAIN STATION

- REQUIRES FULL REFURBISHMENT
- WALKING DISTANCE TO LOCAL SHOPS
- REAR GARDEN AND PARKING AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	76
A		
(81-91)		
B		
(69-80)		
C		
(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		