



2 Castle Close, CAMBERLEY, Surrey GU15 2DT

PRICE £750,000 Freehold

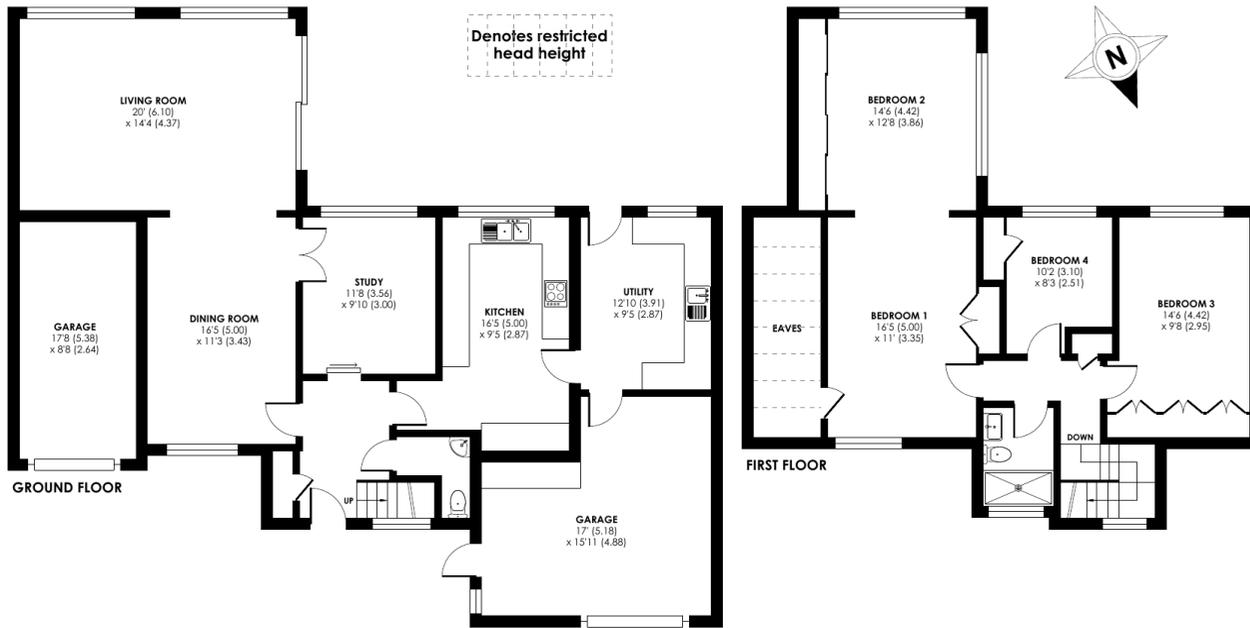
Jigsaw Estates are proud to offer this detached home occupying a plot approaching 1/4 acre. The property which requires full refurbishment and has further scope to extend, is one of only three properties in a select close just off the Waverley Drive area of Camberley. The property has already been extended in the past and offers three/four bedrooms (please see the floorplan to understand the layout) and a bathroom upstairs. Downstairs there is a dining room to the front, a study which is fairly central to the ground floor and a large living room overlooking the garden. There is also the kitchen, large utility room and cloakroom.

Jigsaw
Estates Limited

Castle Close, Camberley, GU15

Approximate Area = 2312 sq ft / 214.7 sq m (includes garages)
Including Limited Use Area(s) = 92 sq ft / 8.5 sq m

For identification only - Not to scale



- ****NO ONWARD CHAIN****
- APPROACHING 1/4 ACRE PLOT
- THREE/FOUR DOUBLE BEDROOMS
- EXTENDED PROPERTY
- KITCHEN WITH LARGE UTILITY ROOM

- REFURBISHMENT OPPORTUNITY
- EXCELLENT LOCATION AND WITHIN WALKING DISTANCE OF CRAWLEY RIDGE INFANTS AND JUNIORS SCHOOL
- WITHIN A CLOSE OF ONLY THREE PROPERTIES
- THREE RECEPTIONS
- TWO GARAGES PLUS DRIVEWAY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for nichecom, Jigsaw Estates Ltd REF: 1001942