



## 31 Hanbury Way, CAMBERLEY, Surrey GU15 2YB

PRICE £390,000 Freehold

\*\*\* NO ONWARD CHAIN! \*\*\*

Jigsaw Estates are pleased to present this end of terrace property offered with vacant possession. It is situated within close proximity of local schools and the Watchetts Recreation Ground, popular for its rugby and cricket pitches, tennis courts and bowling green.

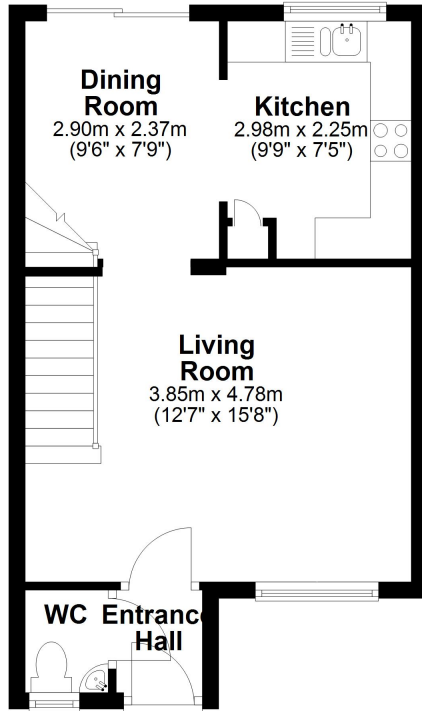
In terms of accommodation, upstairs there is a refitted white suite bathroom along with three bedrooms, two of which are doubles and the third is of a generous single bedroom size and currently has fitted study furniture. Downstairs there is a cloakroom at the front, then a living room which has an archway to the dining room with patio doors onto the garden. This in turn has an opening into the kitchen which is also of a reasonable size for the property. The property has double glazing and there are two parking spaces directly outside to the front. There is also a path leading down the side of the property with a gate into the rear garden. The garden is extremely private with a timber shed, greenhouse and patio.



- NO ONWARD CHAIN
- END OF TERRACE PROPERTY
- CLOAKROOM
- PRIVATE GARDEN
- KITCHEN
- THREE BEDROOMS
- TWO RECEPTION AREAS
- TWO PARKING SPACES DIRECTLY AT THE FRONT OF THE PROPERTY
- WHITE BATHROOM SUITE
- COUNCIL TAX BAND D

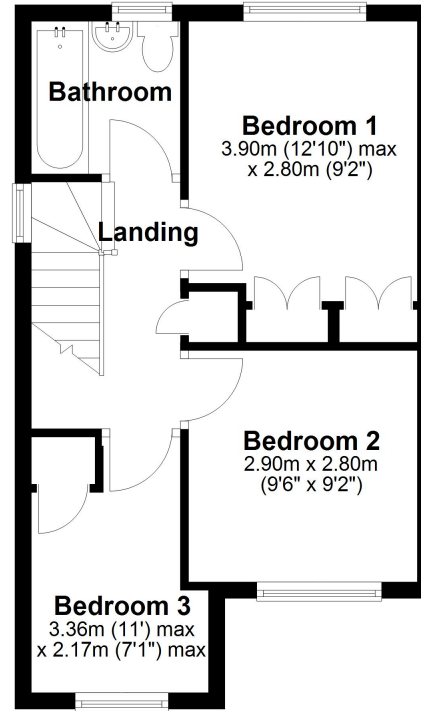
### Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



### First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



Total area: approx. 70.5 sq. metres (759.1 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>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>70</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	

