

249 Frimley Green Road, Frimley Green, Camberley, Surrey. GU16 6LD.



£350,000 Freehold



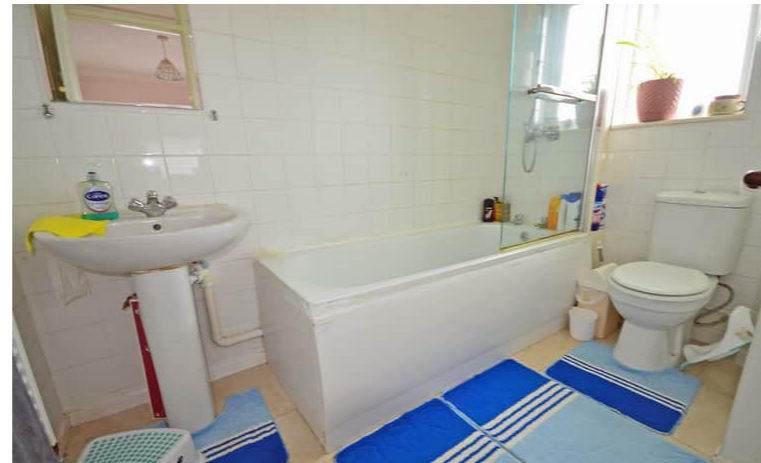
A delightful two bedroom end terrace house representing an ideal first time or investment purchase, situated in the heart of Frimley Green Village within walking distance of shops, schools, doctors, dentists and library. The accommodation on the ground floor comprises of a lounge, kitchen, entrance lobby and conservatory. On the first floor there are two bedrooms, a box room and a bathroom. The property has gas fired central heating by radiators and sealed unit double glazing.

Outside there is a corner garden and a garage. Although there are local shops within the village, there is a more comprehensive range of facilities in nearby Frimley, Camberley and Farnborough and mainline railway stations at Farnborough and Ash Vale. No onward chain.

EPC: C Council Tax band C: £2,078.05 per annum (2024/25)

Registered Office: 13 Claremont Avenue, Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
info@luffandwilkin.co.uk
Tel: 01252 838899
1 Guildford Road, Camberley, Surrey, GU16 6NL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	70	
(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	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

GROUND FLOOR

Entrance

Half glazed door leading to:

Entrance Lobby

Built-in storage cupboard with meters, sealed unit double glazing, part glazed door leading to:

Living/Dining Room

17' 4" max. x 14' 7" (5.28m max. x 4.45m) Two double radiators, feature ornamental fireplace with electric fire, sealed unit double glazed window to the front, coved ceiling, staircase to first floor and door to:

Kitchen

14' 7" x 9' 9" (4.45m x 2.97m) 1½ bowl single drainer stainless steel sink unit, adjoining working surfaces, range of high and low level units in a light wood colour, space and plumbing for washing machine, part tiled walls and glazed door to:

Conservatory

11' 0" x 7' 5" (3.35m x 2.26m) Sealed unit double glazing, sliding door to the rear garden.

FIRST FLOOR

Landing

Access to loft, built-in storage cupboard.

Bedroom 1

13' 5" max. x 8' 7" (4.09m max. x 2.62m) Radiator, sealed unit double glazed window to the front.

Bedroom 2

11' 2" x 5' 9" (3.40m x 1.75m) Sealed unit double glazed window to the front.

Box Room / Study

8' 6" x 3' 0" (2.59m x 0.91m) Sealed unit double glazed window to the rear, wall mounted Vaillant gas fired boiler for the central heating and domestic hot water.

Bathroom

White suite comprising of a panelled bath with a separate shower attachment and glazed screen, low flush WC, pedestal wash basin. Fully tiled walls, ladder-style heated towel rail, sealed unit double glazed frosted windows to the rear.

OUTSIDE

Small Front Garden

Side access to the rear garden.

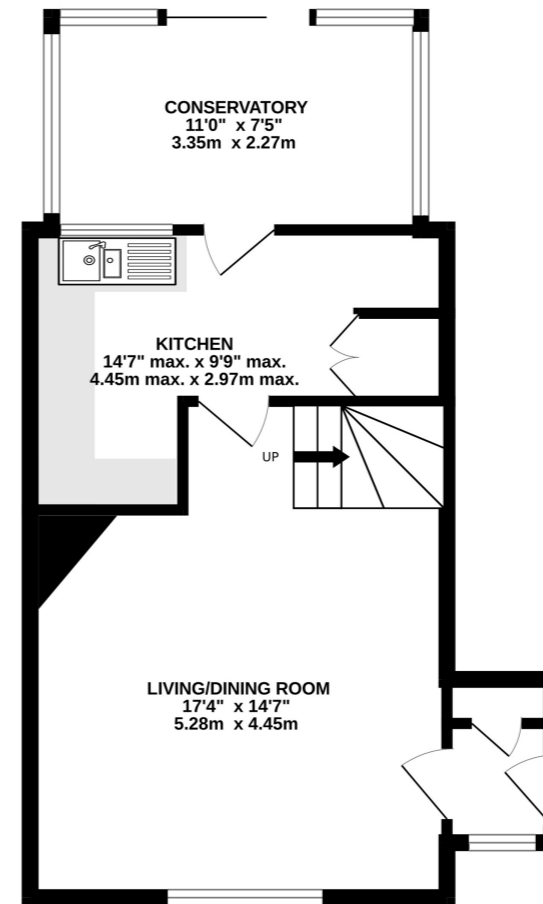
Rear Garden

Immediately behind the property and to one side is a wooden patio, beyond which is an area of paving, flower borders with ornamental fish pond, all enclosed by close boarded fencing.

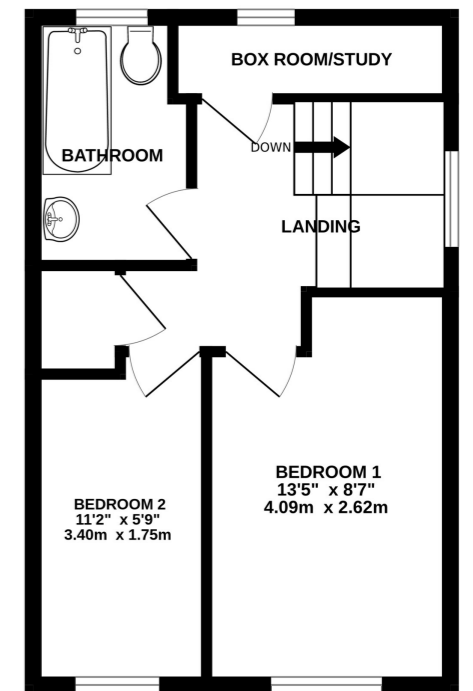
Garage

16' 1" x 9' 0" (4.90m x 2.74m) Situated in the rear garden, up and over door, light and power, rear personal door.

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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.
Made with Metropix ©2024