



## 16 Marlborough Rise, CAMBERLEY, Surrey GU15 2ED

PRICE £750,000 Freehold

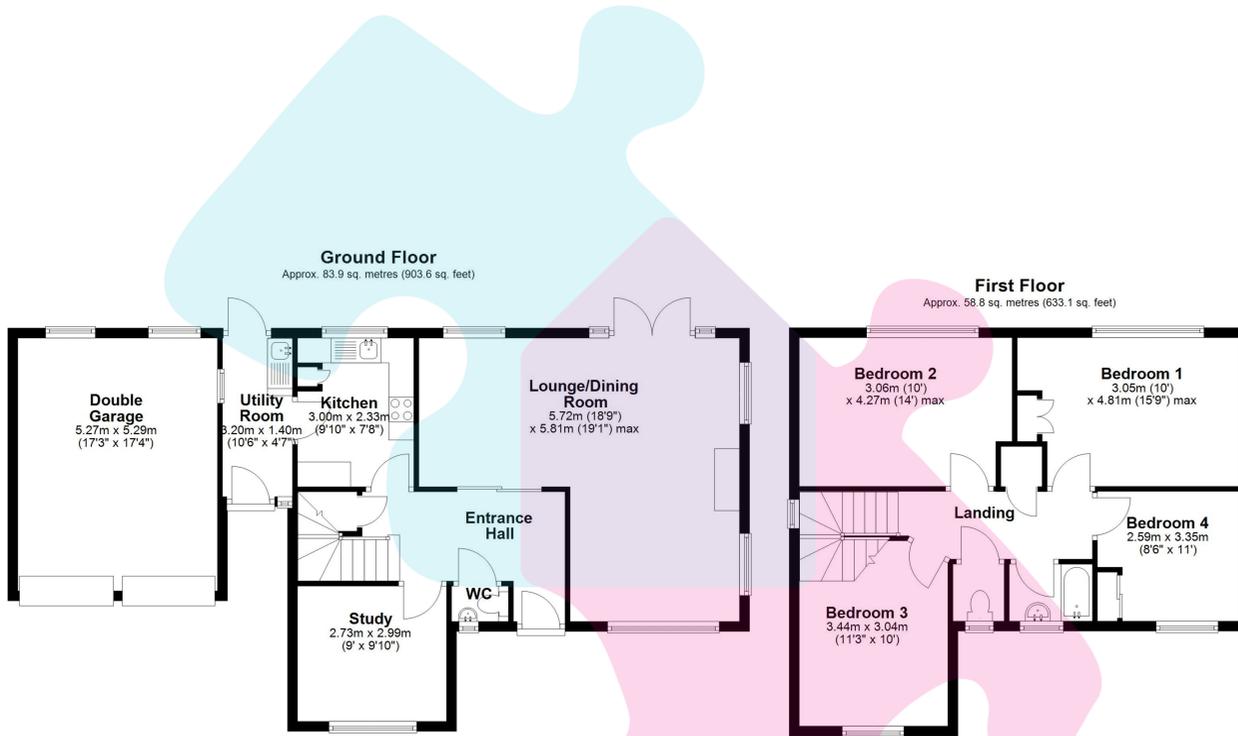
\*\*\*\*NO ONWARD CHAIN\*\*\*\*

Jigsaw Estates are proud to offer this detached family home situated in an elevated position within a short walk of Camberley train station, shops and restaurants. The property requires modernisation, however the windows, soffits, fascias and guttering have all been replaced and some roofing works have recently taken place. There is also potential to extend the property subject to the usual planning permissions. The current owners have also spent much time and money in excavating the garden providing flat levels ready to extend, but also to create various patio and lawned areas to enjoy the sunshine.

In terms of accommodation there are four double bedrooms, bathroom with separate wc, an L-shaped living/dining room, cloakroom, family room/study, utility room and a kitchen overlooking the rear garden.

There is plenty of space on the driveway for numerous vehicles and leads to the double garage. The rear

**Jigsaw**  
Estates Limited



Total area: approx. 142.8 sq. metres (1536.7 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.

- NO ONWARD CHAIN
- SHORT WALK TO CAMBERLEY TOWN CENTRE WITH ITS TRAIN STATION AND SHOPS
- FOUR DOUBLE BEDROOMS
- LIVING/DINING ROOM
- MODERNISATION REQUIRED, BUT SOFFITS/FASCIAS/GUTTERING & DOUBLE GLAZING UPDATED ALREADY
- ELEVATED POSITION
- SOUTH EAST FACING GARDEN
- APPROX 0.2 ACRE PLOT
- RECENTLY EXCAVATED GARDEN WITH RETAINING WALLS AND NEW FENCING READY TO LANDSCAPE AND EXTEND
- FAMILY ROOM/STUDY
- DOUBLE GARAGE AND DRIVEWAY FOR NUMEROUS VEHICLES

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	78
(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

