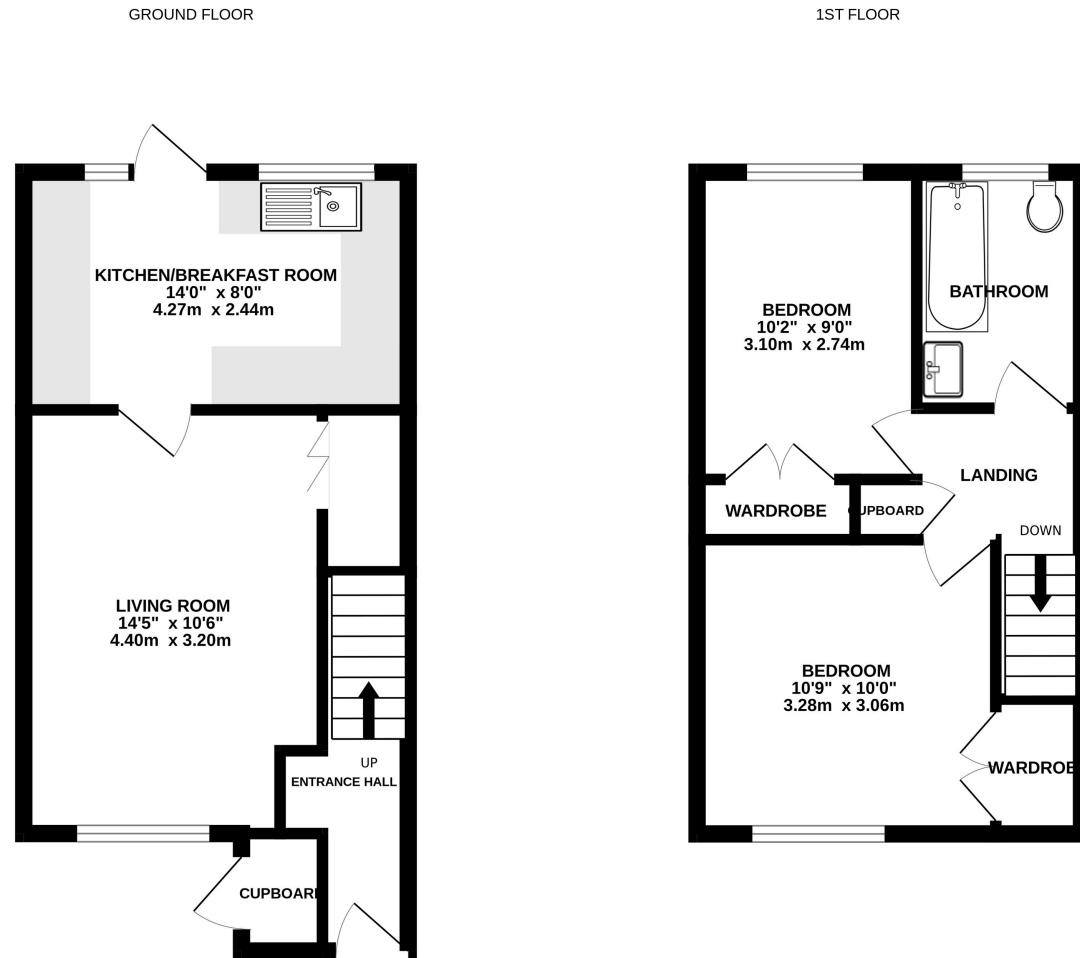


84 Buckingham Way Camberley, Frimley. GU16 8XP



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.
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£359,000 Freehold



- Terraced house
- Paddock Hill development
- 14 ft kitchen/breakfast room
- Garage

- Two double bedrooms
- No onward chain
- Southerly aspect rear garden
- Gas central heating & double glazing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(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.



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The Property

A two bedroom terraced property situated on the favoured Paddock Hill development, offered to the market with no onward chain. The accommodation comprises of a lounge with a 14 ft kitchen/breakfast room overlooking and having access to the rear garden. On the first floor there are two double bedrooms, both with wardrobes, and a bathroom.

The property has gas fired central heating by radiators and sealed unit double glazing, and outside there is a pleasant rear garden with a southerly aspect giving access to the garage with up-and-over door and rear personal door. This property is an ideal first-time or investment purchase with a rental value of approximately £1,450 per calendar month.

EPC: C

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

Location

The property is convenient for local shops and schools including Tomlinscote, Sandringham Infant and Frimley C of E schools. Frimley Green village and Frimley High Street are approximately half a mile away, with mainline railway stations to London Waterloo at nearby Farnborough and Ash Vale, and the trains from Farnborough North giving access to both Reading and Gatwick airport. There is good walking locally at Frimley Green Recreational Ground and Frimley Lodge Park.