



## 13 Lime Avenue, CAMBERLEY, Surrey GU15 2BS

GUIDE PRICE £900,000 Freehold

**\*DEVELOPMENT OPPORTUNITY\*** Jigsaw Estates are extremely excited to present to the market a detached bungalow occupying a plot approaching 0.5 of an acre and offering outline planning for a separate detached dwelling. The existing bungalow also has PD plans validated by the local planning authority for a large rear and 1st floor extension to take it to over 2500 square feet of accommodation. The plot is accessed via a private lane at the end of a cul-de-sac off of one of Camberley's premier roads. The plot could be separated and developed to create the two dwellings mentioned above. Alternatively, there is also the potential of creating an even larger property on a generous plot (subject to planning). The existing bungalow offers accommodation comprising two double bedrooms, living room and kitchen/breakfast room. Outside there is also a detached cabin with light and power and a garage. There is a large gravel driveway offering plenty of parking and turning circle as well as block paved area for additional parking. We have all plans available in the office for both the extension to the existing dwelling as well as the outline plans for the new proposed dwelling.



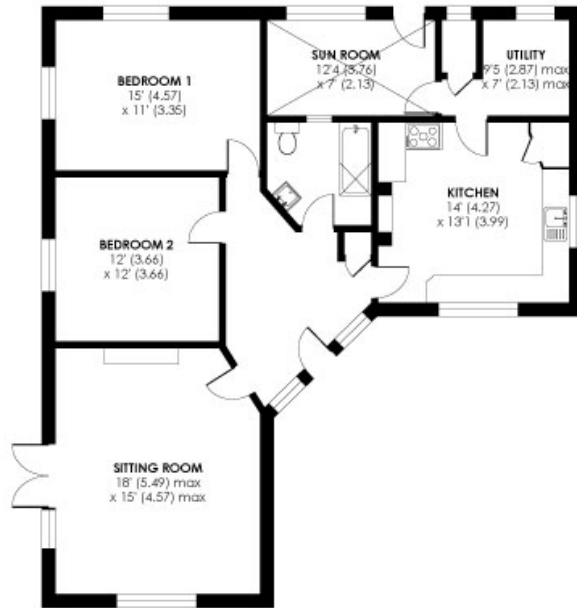
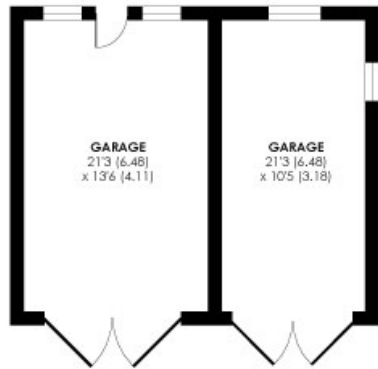


- DEVELOPMENT OPPORTUNITY
- APPROX 0.5 OF AN ACRE PLOT
- SECLUDED PLOT IN PREMIER LOCATION
- EXISTING PROPERTY IS A 2 BEDROOM BUNGALOW IN GOOD ORDER
- COUNCIL TAX BAND = G
- PD PLANS VALIDATED BY THE LOCAL PLANNING AUTHORITY
- OUTLINE PLANNING FOR DETACHED DWELLING
- ACCESSED VIA LONG PRIVATE DRIVEWAY
- LARGE DRIVEWAY

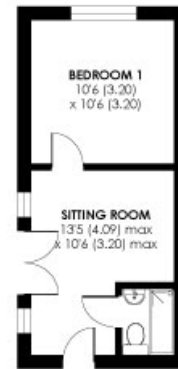
## LIME AVENUE, GU15

Approximate Area = 1130 sq ft / 105 sq m  
 Garage = 532 sq ft / 49.4 sq m  
 Annex = 254 sq ft / 23.6 sq m  
 Total = 1916 sq ft / 178 sq m

For identification only - Not to scale



GROUND FLOOR



ANNEX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	43	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for nichecom: Jigsaw Estates Ltd REF: 863757