



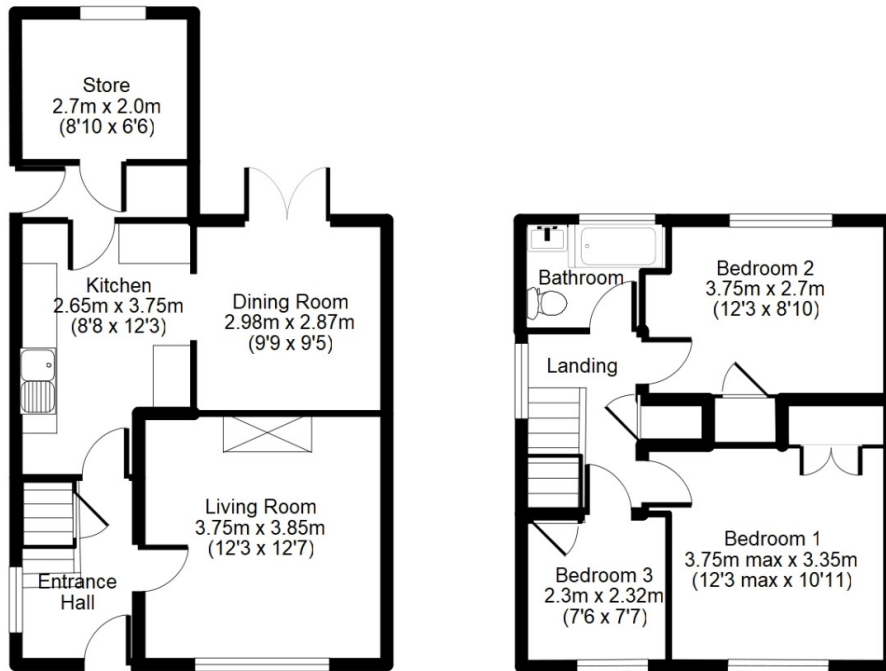
225 Upper College Ride, CAMBERLEY, Surrey GU15 4HE

Offers in Excess of £325,000 Freehold

VIRTUAL TOUR AVAILABLE A semi detached property situated within walking distance of local schools and amenities and providing excellent transport links with the M3 and A30 easily accessible. The property does require some modernisation and currently has electric heating, however there is already a gas feed to the house. Accommodation comprises three bedrooms, living room, dining room and kitchen. There is ample scope to create open plan living by knocking the dining room into the kitchen as well as extending to the rear of the property subject to obtaining the correct planning permission. There is a large rear garden with a detached single garage to the side. To the front of the house there is a driveway offering off street parking. The property is offered for sale with no onward chain. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- REQUIRES MODERNISATION
- THREE BEDROOMS
- LARGE REAR GARDEN
- GARAGE
- CLOSE TO LOCAL SHOPS AND CAMBERLEY TOWN
- NO ONWARD CHAIN
- EXCELLENT POTENTIAL
- POTENTIAL TO EXTEND S.T.P.P
- DRIVEWAY PARKING
- CLOSE TO LOCAL SCHOOLS
- GREAT TRANSPORT LINKS



Approx. Total floor Area:
99 Sq M = 1065 Sq Ft
(Includes Store area and Garage)

Garage
2.4m x 4.75m
(7'10 x 15'7)

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	29	
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland		EU Directive 2002/91/EC 