



**1c Claremont Avenue, CAMBERLEY, Surrey GU15 2DR**

**PRICE £525,000 Freehold**

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

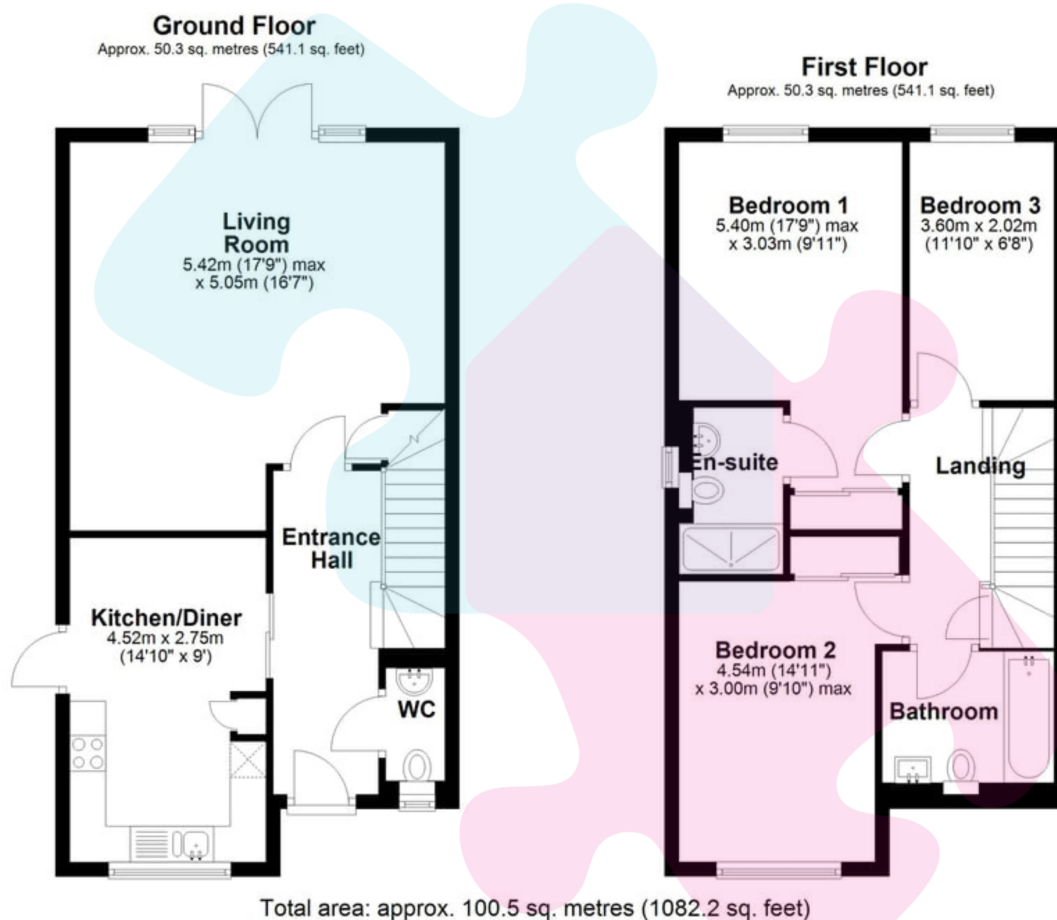
Jigsaw Estates are proud to offer this quality property built in 2011 by the popular developer Shanly Homes. This immaculately presented semi-detached home is located in a prime road approximately 1 mile walk from Camberley centre and railway station. Accommodation includes a cloakroom, large living/dining room measuring approx 18ft x 16ft, kitchen breakfast room with built in washing/drying machine, dishwasher, fridge/freezer, oven and microwave oven. First floor accommodation comprises the principle bedroom with a built in double wardrobe and a stylish en-suite shower room, a second double bedroom with built in double wardrobe, a third bedroom which is a large single and of course a lovely family bathroom.

To the front there is off street parking for two cars with an additional space accessed from the rear. The rear garden is of low maintenance enclosed by fencing with a patio and rear gate to additional secure parking space. The garden is of a south easterly orientation.



- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- CLOAKROOM
- SOUTH EASTERLY FACING, LOW MAINTENANCE GARDEN

- IMMACULATELY PRESENTED SEMI DETACHED HOME BUILT IN 2011 BY SHANLY HOMES
- THREE ALLOCATED PARKING SPACES
- KITCHEN/BREAKFAST ROOM WITH BUILT IN APPLIANCES
- LARGE LIVING/DINING ROOM MEASURING APPROX 18FT X 16FT



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.

Energy Efficiency Rating		Current	Poten
Very energy efficient - lower running costs			
(92+)	A	75	81
(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	

