

Glassonby Walk, Camberley, Surrey.
GU15 1SD.



£400,000 Freehold



A pleasantly situated three bedroom end of terrace property on the favoured Heatherside development, convenient for local schools and shops, being on the outskirts of Camberley town centre and with access to the M3 motorway.

On the ground floor the property has a cloakroom, kitchen, lounge/dining room and the first floor has three bedrooms and a bathroom. Outside is a garage in a nearby separate block and a corner plot garden with potential to extend, subject to planning and building regulations. The property has a recently refitted gas fired boiler for the central heating and partial double glazing. No onward chain.

EPC: D Council tax band D: £2,337.81 per annum (2024/25)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	56	
(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.

GROUND FLOOR

Entrance Lobby

Meter/storage cupboard, radiator, front aspect.

Inner Lobby

Parquet flooring, door to:

Lounge/Dining Room

16' 9" x 15' 9" max (5.11m x 4.80m max) into the understairs area. Parquet flooring, double and single radiators, sealed unit double glazed window to the front, door to:

Kitchen

12' 8" x 7' 4" (3.86m x 2.24m) Single drainer stainless steel sink unit with adjoining laminated working surfaces, range of high and low level units in white, including cupboards and drawers. Built-in fridge/freezer, four burner Candy gas hob with oven below, space and plumbing for washing machine, rear aspect, two built-in storage cupboards.

Cloakroom

White suite comprising of a low flush WC, pedestal wash basin, frosted window to the rear.

Rear Lobby

Half glazed door to the rear garden.

FIRST FLOOR

Landing

Access to loft.

Bedroom 1

12' 9" x 9' 9" (3.89m x 2.97m) Radiator, sealed unit double glazed window to the front.

Bedroom 2

9' 3" x 11' 0" (2.82m x 3.35m) Radiator, rear aspect window.

Bedroom 3

6' 6" x 6' 2" (1.98m x 1.88m) Radiator, front aspect window.

Bathroom

White suite comprising of a panelled bath, separate Triton shower unit with a fully tiled surround and screen, pedestal wash basin, low flush WC. Radiator, part tiled walls, frosted window to the rear.

OUTSIDE

Garden

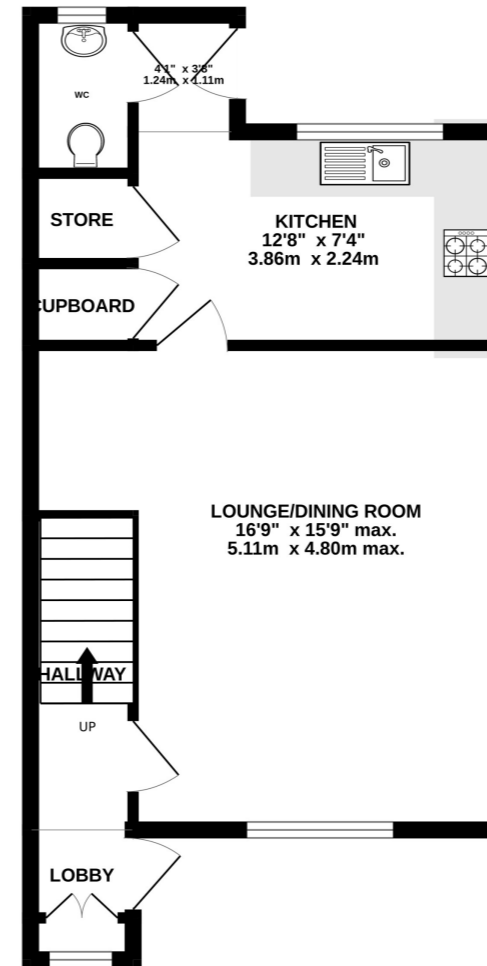
Front garden.

Corner plot rear garden, enclosed by close boarded fencing and foliage.

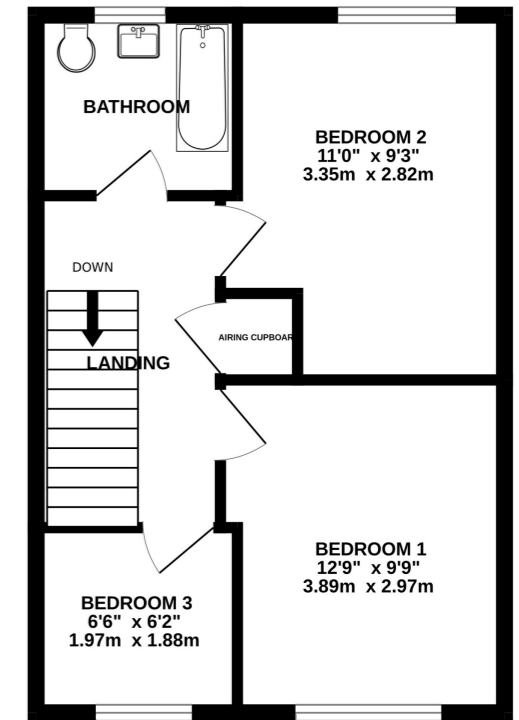
Side access with gate.

Garage in separate block

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.
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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