



18 Rivermead Road, CAMBERLEY, Surrey GU15 2SE

PRICE £425,000 Freehold

**** NO ONWARD CHAIN****

Jigsaw estates are proud to present this vacant, semi detached property occupying a plot approaching 1/5 acre. The property has ample potential to extend the accommodation and driveway (subject to the usual planning consents) whilst requiring modernisation. Although modernisation is required, the property is very presentable and the boiler has been updated and there is also double glazing. In terms of accommodation, there are three bedrooms (all with built in wardrobes), a bathroom and separate WC. Downstairs there is a front aspect living room, separate dining room, conservatory and a kitchen. The garden is extremely private and long with various hedging and trees along with a separate area at the end (with greenhouse) that has been used for growing vegetables. The drive provides ample parking and leads down to the garage.

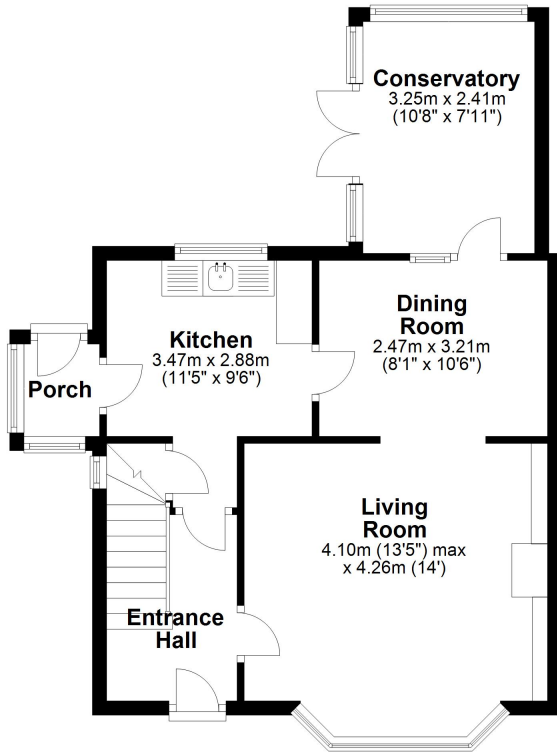
Council Tax - Surrey Heath Borough - Band D



- **** NO ONWARD CHAIN ****
- DRIVEWAY & GARAGE
- MODERNISATION REQUIRED
- SEPARATE BATHROOM & WC
- CONSERVATORY
- PLOT APPROACHING 1/5 ACRE
- SCOPE TO EXTEND SUBJECT TO USUAL PLANNING CONSENTS
- THREE BEDROOMS
- TWO RECEPTION ROOMS

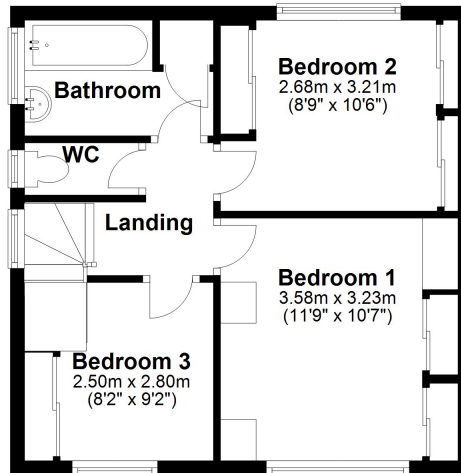
Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)

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	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(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	

