



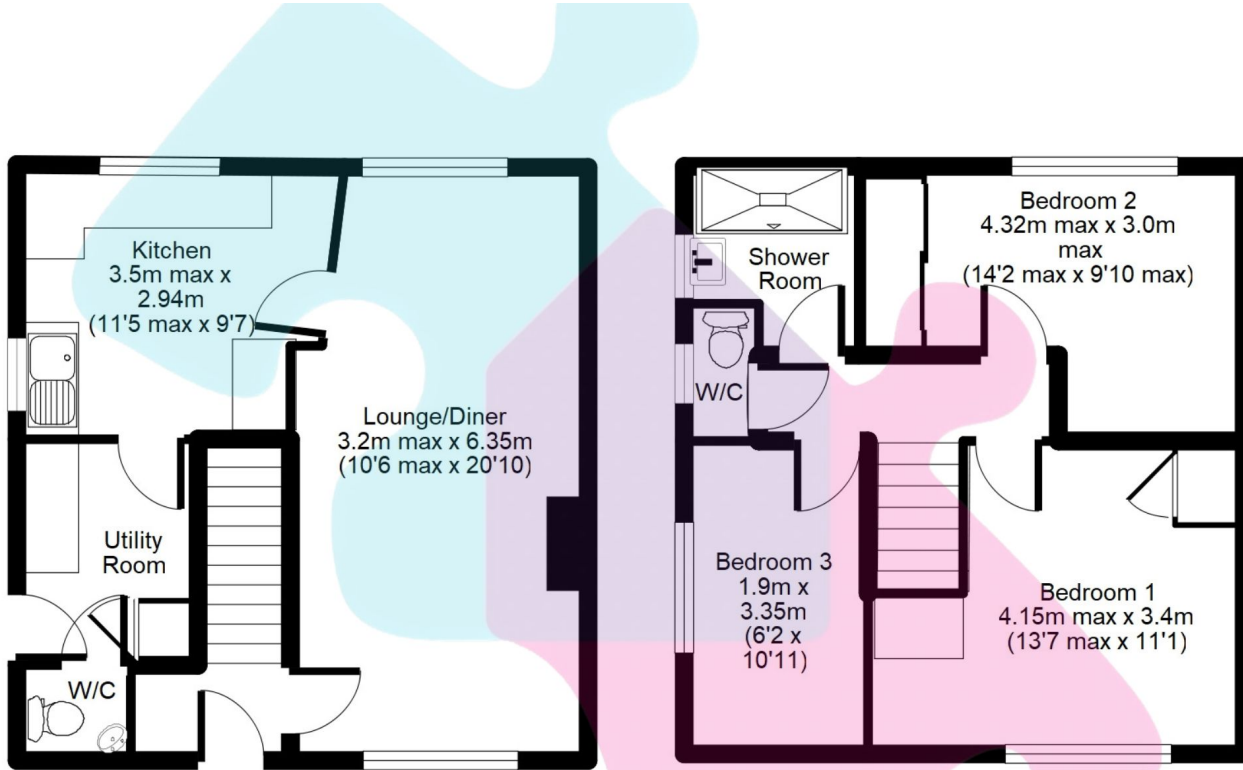
**13 Carshalton Road, CAMBERLEY, Surrey GU15 4AQ**

**PRICE £375,000 Freehold**

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

Jigsaw Estates are pleased to present this semi detached home offered to the market for the first time since it was built. The property requires modernisation and there is potential to extend and to create driveway parking. Accommodation comprises three bedrooms, separate shower room and separate wc upstairs. Downstairs there is a front to back living/dining room, kitchen/breakfast room overlooking the rear garden, a utility room which could be opened into the kitchen and a cloakroom. Outside there is a side garden area with a timber built shed leading to the main rear garden which is well maintained and a generous size. The property is also a stone's throw to Collingwood College and close to other schools.





Approx. Total Floor Area:  
82 Sq M = 882 Sq Ft

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED PROPERTY
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- GENEROUS SIZE REAR GARDEN
- REFURBISHMENT OPPORTUNITY & POTENTIAL TO EXTEND (STPP)
- LIVING/DINING ROOM
- SEPARATE UTILITY ROOM
- FRONTAGE WHICH COULD BE TURNED INTO DRIVEWAY PARKING (SUBJECT TO PERMISSIONS)
- CLOSE TO COLLINGWOOD COLLEGE & OTHER SCHOOLS & DOG WALKING AREAS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

