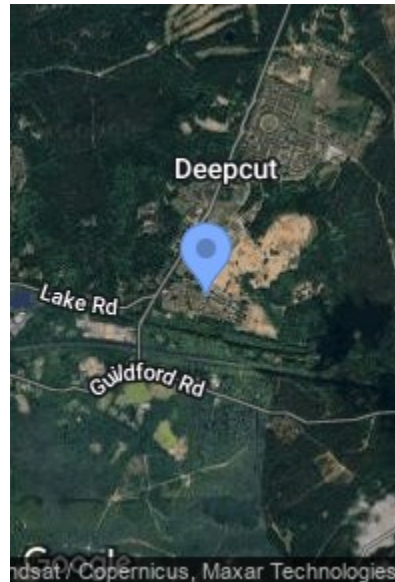


ROAD MAP

HYBRID MAP

TERRAIN MAP

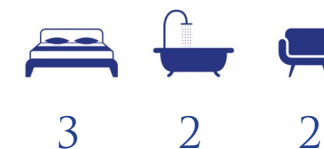


RIDGES RISE, DEEPCUT, CAMBERLEY GU16
OFFERS IN EXCESS OF £475,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- Beautifully Presented Property
- En Suite To Bedroom One
- Sought-After Mindenhurst Development
- Driveway Parking
- 4 Years Left On New Build Guarantee
- Three Bedrooms
- Well Maintained Rear Garden
- Open Plan Kitchen/Dining Room
- Juliet Balcony
- Close To Local Amenities

FULL DETAILS

Entrance Hallway

Enter via front door, understairs storage, Amtico flooring and carpeted stairs leading to the first floor.

WC

Wash hand basin, low level WC, heated towel rail and Amtico flooring.

Living Room

Front aspect and carpet flooring.

Kitchen/Dining Room

Open plan, skylight, Amtico flooring and doors leading to the landscaped garden. Range of base and eye level units, sink, gas hob, extractor fan, oven, dishwasher, fridge/freezer and washer/dryer.

First Floor Landing

Carpet flooring. Access to the loft.

Bedroom One

Rear aspect, wardrobe, Juliet balcony and carpet flooring. Door leading through to;

En Suite

Shower cubicle, low level WC, wash hand basin, heated towel rail, partly tiled walls and Amtico flooring.

Bedroom Two

Front aspect, wardrobe and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bathroom

Bath with shower, low level WC, wash hand basin, heated towel rail, partly tiled walls and Amtico flooring.

To The Front

Area laid to artificial lawn and access to driveway parking.

To The Rear

Mainly laid to artificial lawn with patio area. Gate leading to driveway parking.

Council Tax

Band D.

FLOORPLAN



RIDGES RISE, DEEPCUT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - For sale is this beautifully presented semi detached property, built by Cala Homes approximately six years ago and situated within the sought-after Mindenhurst development. The ground floor comprising; living room, open plan kitchen/dining room and a WC. The first floor is equally as impressive with three bedrooms to the first floor, en suite and Juliet balcony to bedroom one and a bathroom. Additional features to mention include driveway parking and a well maintained rear garden. There is also approximately four years left on the New Build Guarantee. The property is situated close to a wide range of local amenities, in addition to Frimley Green village, Camberley town centre and local schools. The picturesque Basingstoke Canal is close by as well as Frimley Lodge Park.