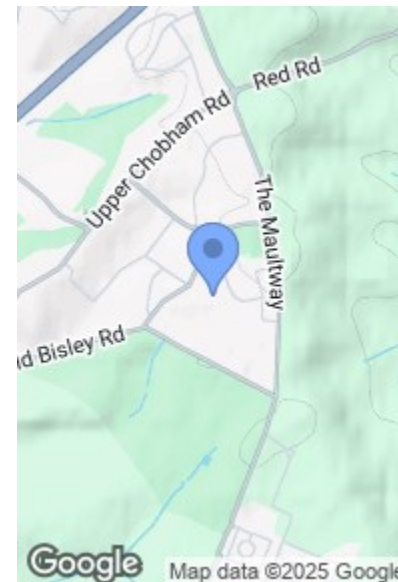
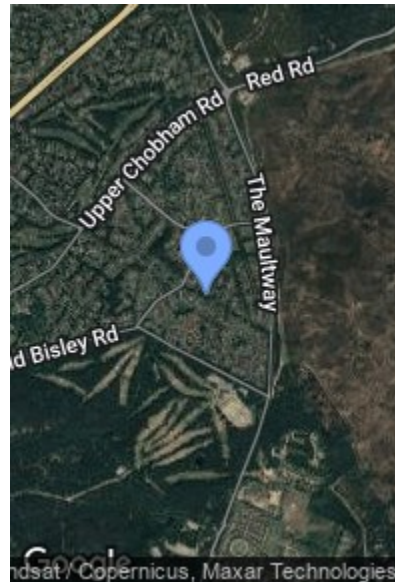
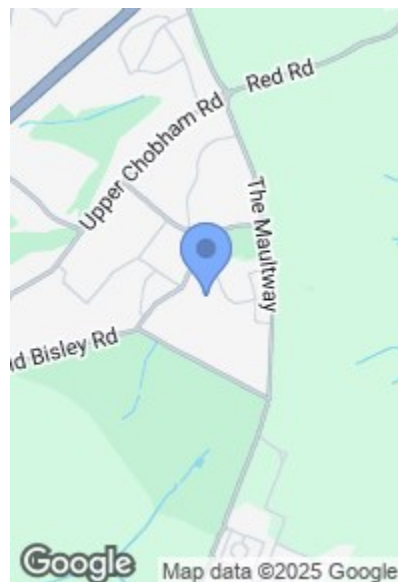


ROAD MAP

HYBRID MAP

TERRAIN MAP

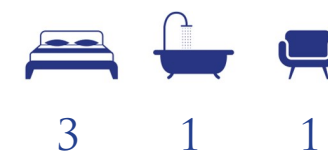


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		86
B (81-82)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- End Terrace Property
- Three Bedrooms
- Large Kitchen
- Large Living/Dining Room
- Requires Modernising Throughout
- Easy Maintenance Garden
- Garage In A Block

FULL DETAILS

Entrance

Enter via door and storage cupboard housing meters, fuse board and boiler with space for; washing machine. Carpet flooring and stairs leading to the first floor.

WC

Low level WC, wash hand basin and linoleum flooring.

Kitchen

17'4 x 11'4 (5.28m x 3.45m)

Range of base and eye level units, sink, oven, four ring gas hob, extractor fan and space for; dishwasher and fridge. Partly tiled walls and linoleum flooring.

Living/Dining Room

17'10 x 13'8 (5.44m x 4.17m)

Carpet flooring, understairs storage and door leading to the rear garden.

First Floor Landing

Airing cupboard, carpet flooring and access to the loft.

Bedroom One

14'0 x 12'0 (4.27m x 3.66m)

Rear aspect, wardrobes with sliding doors and carpet flooring.

Bedroom Two

12'0 x 8'8 (3.66m x 2.64m)

Front aspect, fitted wardrobes, storage, desk and carpet flooring.

Bedroom Three

8'5 x 8'3 (2.57m x 2.51m)

Rear aspect, hanging rail and carpet flooring.

Bathroom

Wash hand basin, low level WC, bath and partly tiled walls.

To The Rear

Laid to patio with sheltered area and storage with space for; tumble dryer.

To The Front

Pathway leading to the front door, lawned area and hedging.

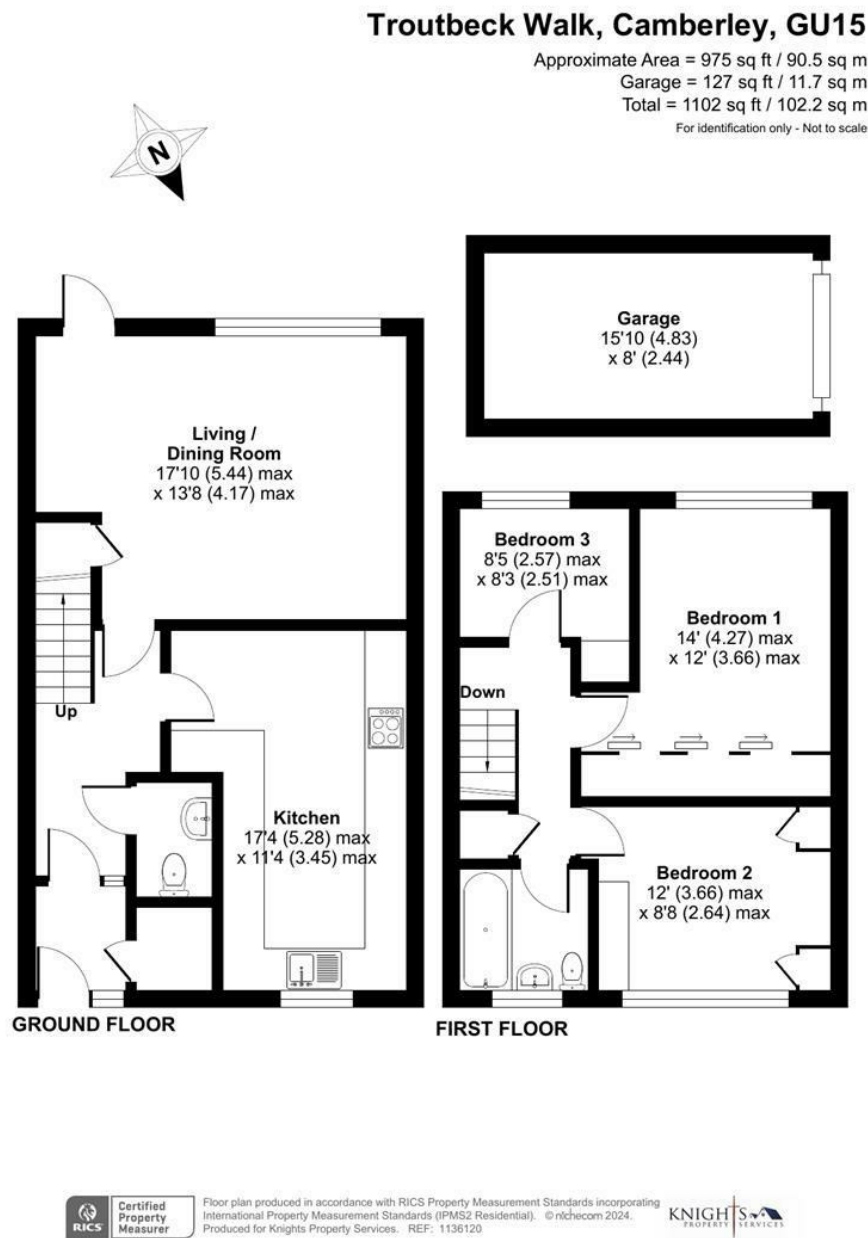
Garage

15'10 x 8'0 (4.83m x 2.44m)

Council Tax

Band D.

FLOORPLAN



TROUTBECK WALK, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **NO ONWARD CHAIN**REQUIRES MODERNISING THROUGHOUT**

New to the market for sale and situated within the highly sought-after Heatherside development is this end terrace property. The home is situated within close proximity of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. A range of amenities are also within close proximity such as a Sainsbury's, dentist, pharmacy and hairdressers to name a few. There are local parks and woodlands nearby. The ground floor comprising; spacious living/dining room, large kitchen and WC. There are three bedrooms to the first floor along with a bathroom. The good-size garden is low maintenance and there is also a garage in a block. The property offers potential to extend, subject to planning permissions.