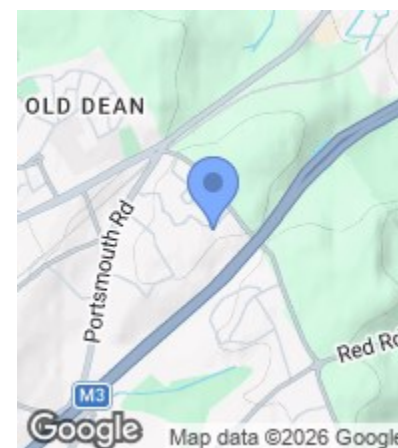
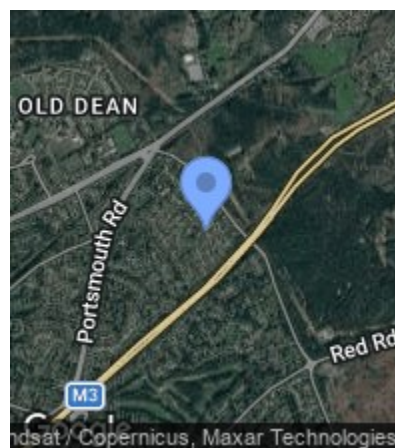
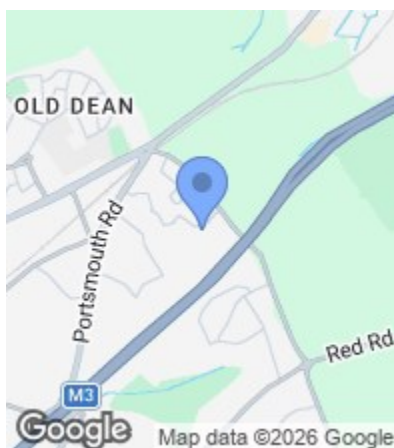




ROAD MAP

HYBRID MAP

TERRAIN MAP

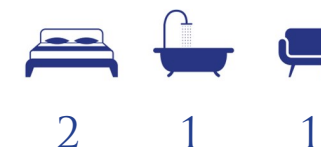


PICTON CLOSE, CAMBERLEY GU15  
£1,525 PCM

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| 92 plus) <b>A</b>                           |         | 8                       |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | 74                      |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |





## MAIN FEATURES

- Available 1st September
- Unfurnished
- Modern Bathroom
- Sought-After Location
- Mid Terrace Property
- Two Double Bedrooms
- Close To Camberley Town Centre

## FULL DETAILS

### Entrance Hallway

Enter via door, stairs leading to the first floor and laminate flooring.

### Kitchen

9'9 x 5'6 (2.97m x 1.68m)

Range of base and eye level units, washing machine, dishwasher, fridge/freezer, four ring gas hob, electric fan assisted oven, sink, boiler, partly tiled walls and laminate flooring.

### WC

Low level WC, wash hand basin and heated towel rail.

### Reception Room

15'8 x 12'0 (4.78m x 3.66m )

Carpet flooring and sliding door leading to the low maintenance rear garden.

### First Floor Landing

Carpet flooring.

### Bedroom One

12'0 x 9'2 (3.66m x 2.79m )

Front aspect double bedroom, wardrobes, airing cupboard and carpet flooring.

### Bedroom Two

12'0 x 10'0 (3.66m x 3.05m)

Rear aspect double bedroom, feature wallpaper and carpet flooring.

### Bathroom

Panel enclosed bath with electric shower, low level WC, wash hand basin with storage and partly tiled walls.

### To The Front

Lawned area with pathway leading to the front door.

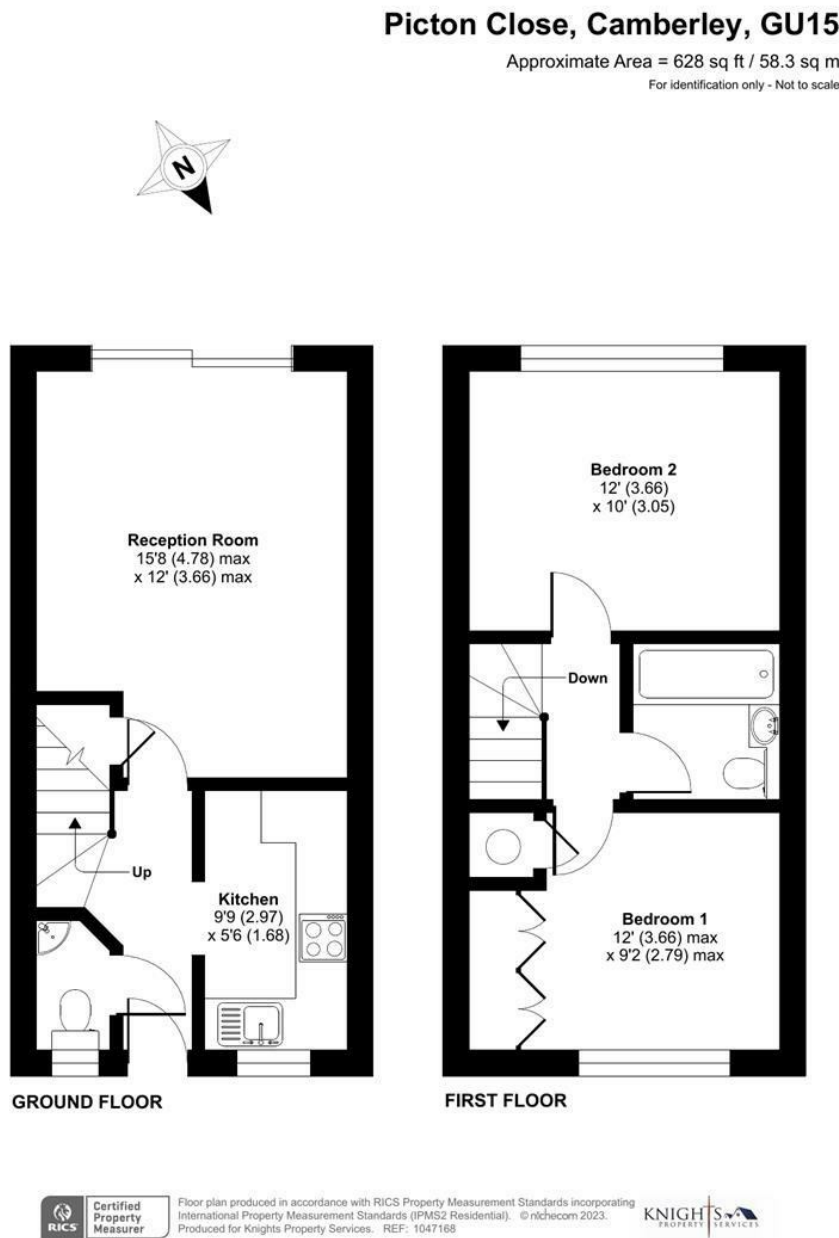
### To The Rear

Tiered garden which is mainly laid to lawn with patio area. Picket fence and shed.

### Council Tax

Band D.

## FLOORPLAN



## PICTON CLOSE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES \*\*AVAILABLE 1ST SEPTEMBER AND UNFURNISHED\*\* For rent is this mid terrace property, situated on the popular Wellington Park development. The ground floor comprising; kitchen, WC and reception room, which offers access on to the low maintenance rear garden. To the first floor there is a bathroom and two double bedrooms. There is residents parking available at the front of the property. The home is positioned close to Camberley town centre as well as good commuter links.

Holding deposit - £351.92

5 weeks deposit - £1759.62

Minimum household income required for referencing - £45,750