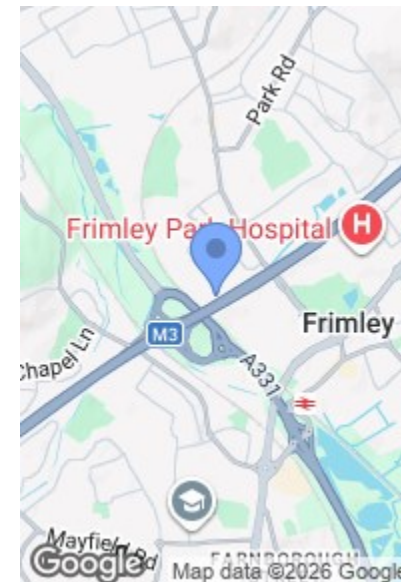
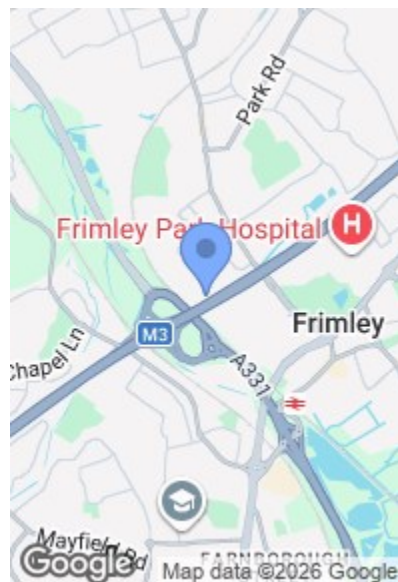


ROAD MAP

HYBRID MAP

TERRAIN MAP

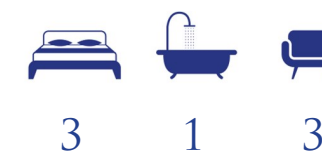


NEWLANDS ROAD, CAMBERLEY GU15
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		76
D	55-68	59	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FLOORPLAN

MAIN FEATURES

- Terraced Property
- Very Well Presented
- Versatile Outbuilding
- Driveway Parking
- Fascias & Gutters Updated
- Three Good-Sized Bedrooms
- South-Facing Rear Garden
- New Bathroom & WC
- Cul-De-Sac Setting
- Close To Local Schools & Amenities

FULL DETAILS

Hall

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

Living Room

Front aspect, electric log burner and carpet flooring. Doors leading through to the;

Conservatory

Blinds, laminate flooring and doors leading to the rear garden.

Kitchen/Breakfast Room

Range of base and eye level units, wood surfaces, two fan ovens, hob, extractor fan, sink and dishwasher. Pantry, quarry tiled flooring and stable door leading to the front of the property.

Utility Room

Units and space for; fridge/freezer, washing machine and tumble dryer. Quarry tiled flooring and door leading outside.

First Floor Landing

Cupboards, carpet flooring and access to the loft.

Bedroom One

Front aspect, storage and carpet flooring.

Bedroom Two

Front aspect, storage and carpet flooring.

Bedroom Three

Rear aspect and carpet flooring.

Bathroom

Newly fitted. Bath with shower attachment, wash hand basin with storage below, heated towel rail and demister mirror with lights and music. Tiled walls and tiled flooring.

WC

Newly fitted. Low level WC, partly tiled walls and tiled flooring.

To The Front

Crazy paved driveway parking.

To The Rear

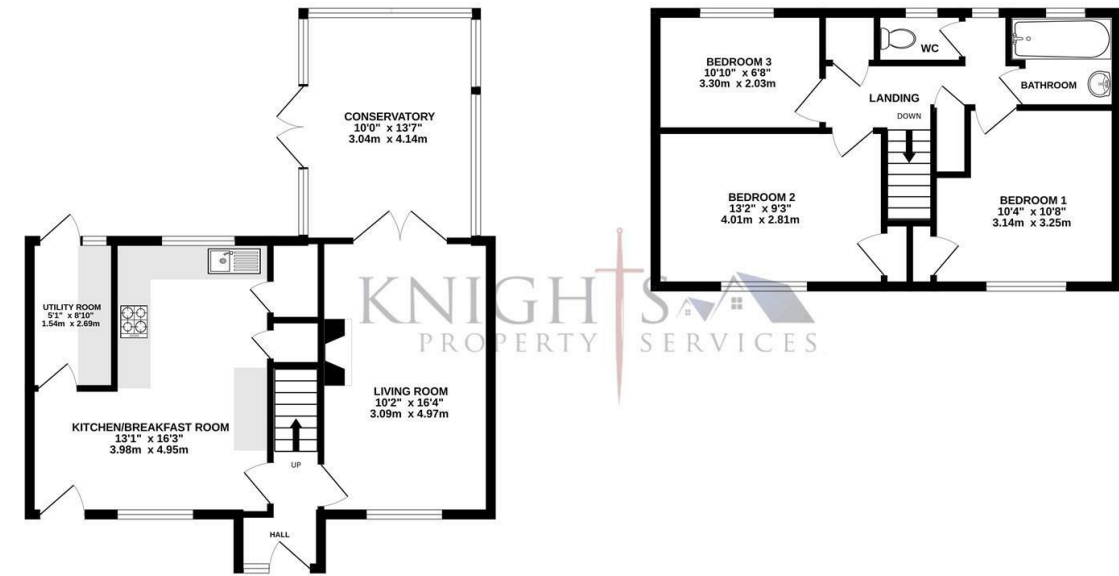
Patio area leading to a large lawned area. Shed and access to a versatile outbuilding (insulated, power, heating, Wi-Fi and security light). Gate leading to communal parking.

Council Tax

Band C.

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEWLANDS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Situated within a cul-de-sac on Newlands Road, Camberley, is this terraced property, now available for sale. The very well presented home offers a delightful blend of modern living and comfort, making it an ideal family home.

To the ground floor there is a living room, spacious kitchen/breakfast room and separate utility room. The ground floor also features a lovely conservatory, providing direct access to the very well maintained south-facing rear garden.

The first floor boasts three generously sized bedrooms. There is also a modern bathroom and a separate WC, both recently updated.

One of the standout features of this property is the versatile outbuilding located in the garden. Insulated and equipped with power, heating and Wi-Fi, this space can serve a variety of purposes such as a home office. Additionally, the property benefits from driveway parking. With a good range of local amenities along Frimley Road, local schools and Camberley town centre just a short distance away, this home is perfectly situated for both convenience and leisure.