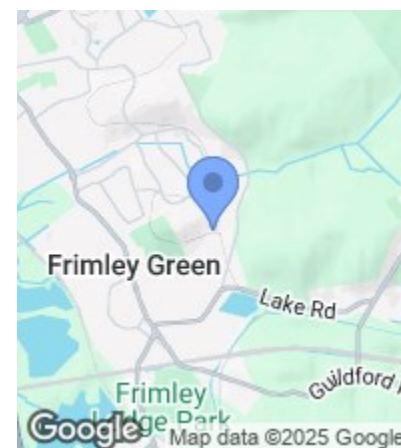




ROAD MAP

HYBRID MAP

TERRAIN MAP

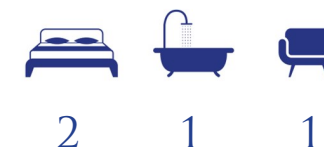


MEMBURY CLOSE, FRIMLEY, CAMBERLEY GU16  
OFFERS IN EXCESS OF £350,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus) <b>A</b>		<b>8</b>
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC







## MAIN FEATURES

- Open Plan Kitchen/Living/Dining Room
- Very Well Presented Home
- Two Double Bedrooms
- No Onward Chain
- Modern Bathroom
- Well Maintained Rear Garden
- Close To Well Regarded Schools

## FULL DETAILS

### Kitchen/Living/Dining Room

24'3 x 12'0 (7.39m x 3.66m)

Enter via front door, open plan, stairs leading to the first floor, wood flooring and doors leading to the rear garden. Kitchen has a range of base and eye level units, sink, four ring gas hob, extractor fan, oven, fridge/freezer, washing machine and partly tiled walls.

### First Floor Landing

Access to the loft. Airing cupboard and carpet flooring.

### Bedroom One

12'0 x 10'9 (3.66m x 3.28m )

Rear aspect double bedroom, wardrobe and carpet flooring.

### Bedroom Two

11'0 x 7'0 (3.35m x 2.13m )

Front aspect double bedroom, cupboard and carpet flooring.

### Bathroom

Bath with shower, wash hand basin with storage, low level WC, vanity mirror, partly tiled walls and tiled flooring.

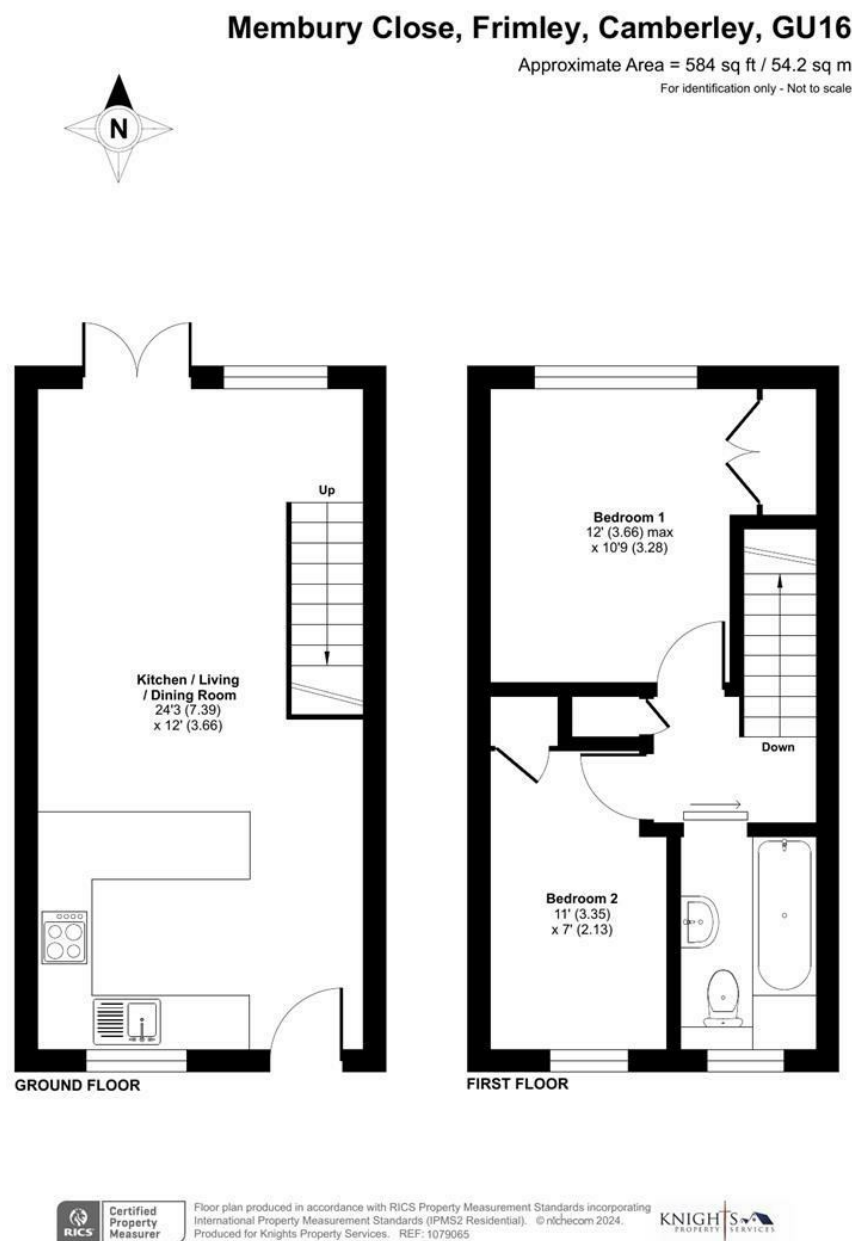
### To The Rear

Patio area with steps leading to areas laid to artificial lawn and decking.

### Council Tax

Band C.

## FLOORPLAN



## MEMBURY CLOSE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this very well presented and modern property on the popular Paddock Hill development in Frimley. Situated near to local amenities and well regarded schools, this end of terrace property has an open plan kitchen/living/dining room, two double bedrooms and a modern bathroom. There is also a good-size and well maintained rear garden. The property is being sold with no onward chain complications.