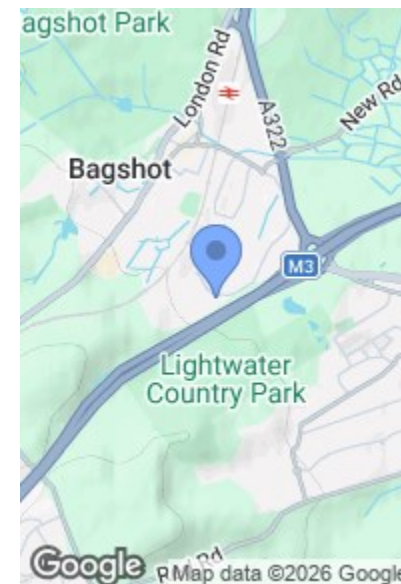
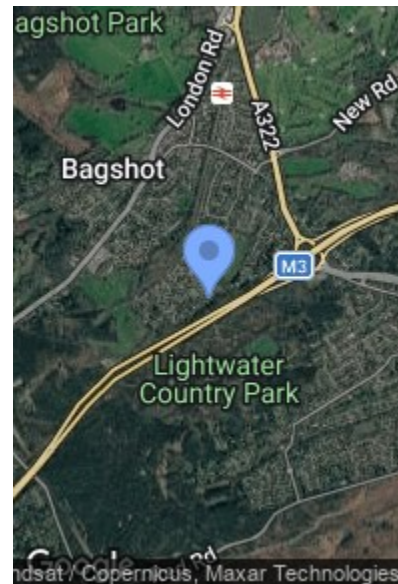


ROAD MAP

HYBRID MAP

TERRAIN MAP

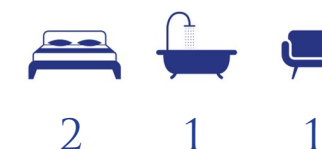


VICTORIA COURT, BAGSHOT GU19  
GUIDE PRICE £350,000

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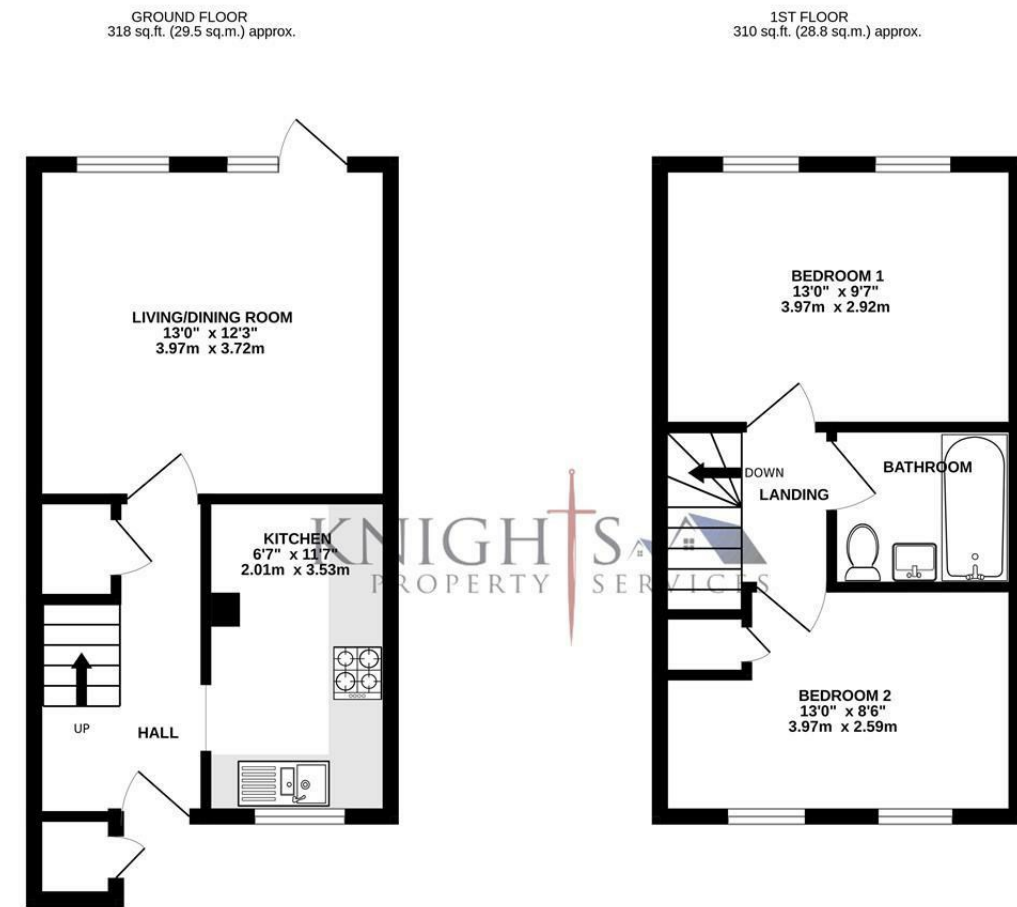


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		89
B	81-91		
C	69-80	73	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN



TOTAL FLOOR AREA: 628 sq.ft. (58.3 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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## MAIN FEATURES

- Mid Terraced Property
- Two Double Bedrooms
- Refitted Bathroom
- Hive System
- Great Transport Links

- Very Well Presented
- Refitted Kitchen
- Farrow & Ball Paint
- Residential Parking
- Close To Local Amenities

## FULL DETAILS

### Hall

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

### Kitchen

Refitted. Range of base and eye level units, sink, four ring hob, extractor hood, oven and space for; fridge/freezer and washing machine. Boiler, partly tiled walls and laminate flooring.

### Living/Dining Room

Carpet flooring and door leading to the rear garden.

### First Floor Landing

Carpet flooring and access to partly boarded loft.

### Bedroom One

Rear aspect double bedroom and carpet flooring.

### Bedroom Two

Front aspect double bedroom, airing cupboard and carpet flooring.

### Bathroom

Refitted. Bath with rainfall showerhead and

shower attachment, low level WC, wash hand basin with storage below, heated towel rail, partly tiled walls and tiled flooring.

### To The Rear

Mainly laid to lawn with patio area. Shed and gate leading to the rear.

### To The Front

Lawned area and access to outside storage. Path leading to the front door.

### Council Tax

Band C.

## VICTORIA COURT, BAGSHOT GU19

KNIGHTS PROPERTY SERVICES - Situated in a quiet cul-de-sac on the popular Connaught Park development, stands this very well presented two bedroom mid terraced home which Knights are excited to market for sale. The property is close to Bagshot village with its wide range of amenities along with a large Waitrose nearby. The area has excellent access on to the M3, M25, A322 and A30. The home was built by Charles Church and has a refitted modern kitchen and a good-sized living/dining room with access on to the rear garden. The first floor continues to impress with two double bedrooms and a refitted modern bathroom. The property has undergone an extensive renovation by the current owner.