



ROAD MAP

HYBRID MAP

TERRAIN MAP



CUMBERLAND ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £375,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	82
EU Directive 2002/91/EC		





MAIN FEATURES

- Semi Detached Property
- Three Bedrooms
- Modern Kitchen
- Two Garages (With Parking In Front)
- Close To Local Amenities
- Well Presented
- Ground Floor WC
- Good-Size Garden
- Close To Well Regarded Schools

FULL DETAILS

Porch
Enter via door, storage and further door leading into;

Living/Dining Room
Carpet flooring and stairs leading to the first floor.

Kitchen
Range of base and eye level units, storage cupboard, sink, four ring gas hob, extractor fan, oven and space for; washing machine, dishwasher and fridge/freezer. Partly tiled walls and linoleum flooring.

WC
Wash hand basin, low level WC, heated towel rail and linoleum flooring.

First Floor Landing
Storage cupboard and carpet flooring.

Bedroom One
Front aspect and carpet flooring.

Bedroom Two
Rear aspect and carpet flooring.

Bedroom Three
Front aspect and carpet flooring.

Bathroom
Bath with shower, low level WC, wash hand basin, partly tiled walls and linoleum flooring.

To The Front
Lawned area with path leading to the door. Side gate leading to the rear garden.

To The Rear
Mainly laid to lawn with patio area. Gate leading to the garages.

Council Tax
Band D.

FLOORPLAN



CUMBERLAND ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - New to the market for sale is this well presented semi detached property, on the sought-after Heatherside development. The ground floor boasts; living/dining room, modern kitchen and WC. There are three bedrooms to the first floor along with a family bathroom. A standout feature to mention is that the property comes with two garages with parking in front of these for two cars. Over the last three to four years, the current owner has replaced the boiler and the front windows. The home is ideally situated within walking distance of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. A range of local amenities are on the doorstep such as a doctor's surgery, Sainsbury's, newsagents, hairdressers, dentist and chemist. Pine Ridge golf course, parks and woodlands are also nearby.