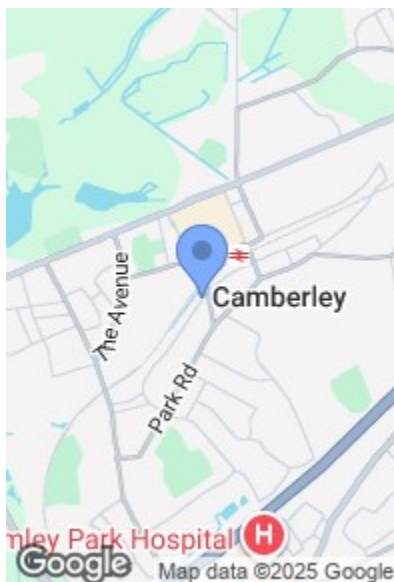


GORDON ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £575,000

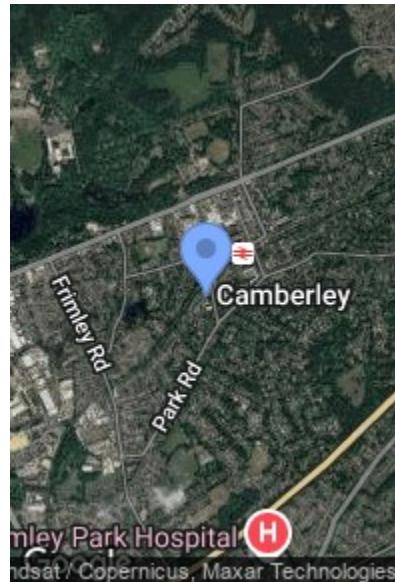
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



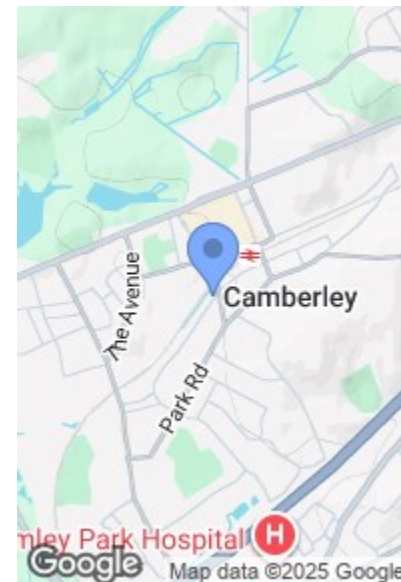
ROAD MAP



HYBRID MAP



TERRAIN MAP



Camberley 01276 539111
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54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com





MAIN FEATURES

- Period Property
- Four Bedrooms
- Extremely Well Presented
- Outside Stores
- Walking Distance Of Camberley Town Centre
- Refitted En Suite & Bathroom
- Very Well Maintained Rear Garden
- Modern Kitchen
- Good Transport Links
- Resident Parking Permits Available (One Permit Per Adult)

FULL DETAILS

Entrance Hall

Enter via door, understairs storage, stairs leading to the first floor and engineered wood flooring.

Reception Room

14'10 x 14'7 (4.52m x 4.45m)

Bay window, feature wood burner and engineered wood flooring.

Family Room

12'1 x 12'0 (3.68m x 3.66m)

Engineered wood flooring and doors leading to the garden.

Kitchen/Breakfast Room

18'2 x 9'9 (5.54m x 2.97m)

Range of base and eye level units, granite work surfaces, sink, four ring gas hob, oven, extractor fan, microwave, fridge/freezer, washing machine and dishwasher. Tiled flooring.

First Floor Landing

Airing cupboard and carpet flooring.

Bedroom One

12'2 x 12'0 (3.71m x 3.66m)

Rear aspect and carpet flooring. Door leading to;

En Suite

Wash hand basin with storage above and below, low

level WC, shower cubicle, heated towel rail and tiled flooring.

Bedroom Two

11'8 x 10'2 (3.56m x 3.10m)

Front aspect and carpet flooring.

Bedroom Three

9'8 x 8'11 (2.95m x 2.72m)

Carpet flooring.

Bedroom Four

8'6 x 6'1 (2.59m x 1.85m)

Front aspect, storage cupboard and carpet flooring.

Bathroom

'P' shaped bath, wash hand basin with storage above and below, low level WC, heated towel rail, tiled flooring and partly tiled walls.

To The Rear

Garden in excess of 100ft. Recently landscaped, mainly laid to lawn, two-tiered patio, two stores (one of which has electricity supply) and shed.

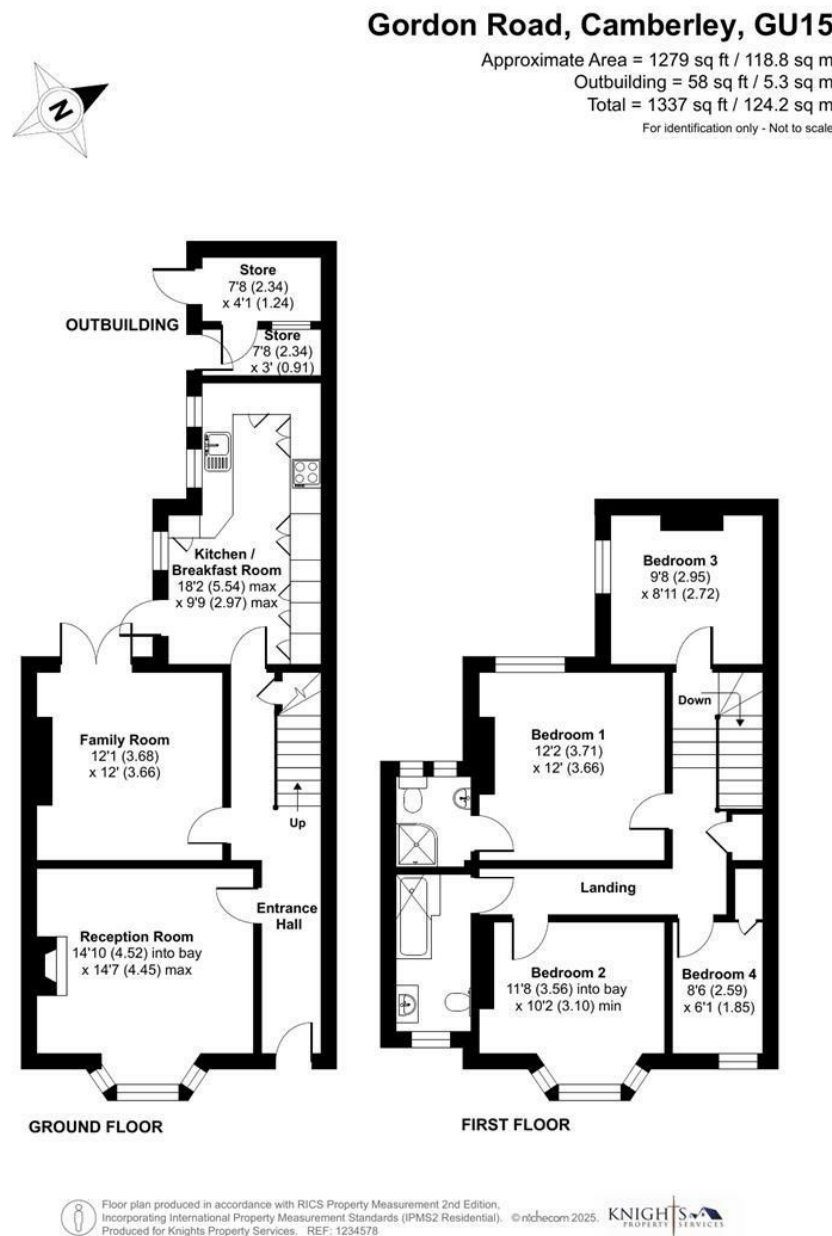
To The Front

Shingled area, pathway leading to the front door and a second pathway leading to the side gate.

Council Tax

Band D.

FLOORPLAN



GORDON ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this excellently presented period property within walking distance of Camberley town centre, with its wide range of shops and restaurants as well as leisure facilities like Places Leisure. The home has undergone some refurbishment by the current owners, whilst still retaining its character features. The property has potential to extend STPP. The ground floor comprising; reception room with feature wood burner, family room with doors leading on to the garden and kitchen/breakfast room. The first floor boasts a refitted bathroom and four good-size bedrooms, with a refitted en suite to bedroom one. Resident parking permits available (one permit per driver). The sizeable and very well maintained rear garden has recently been landscaped and is in excess of 100ft. The home is located for great commuter links including the A30 and M3.