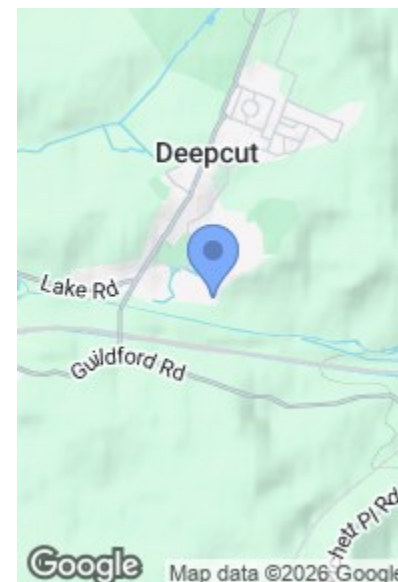
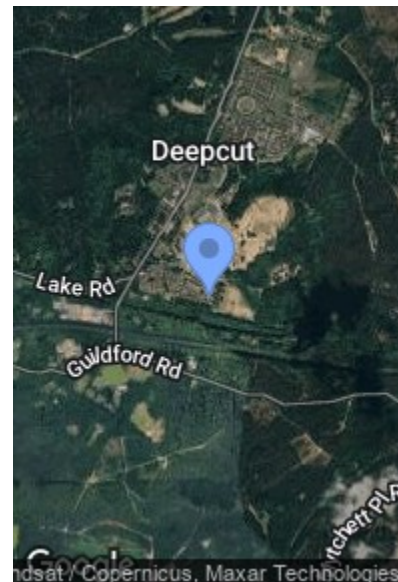
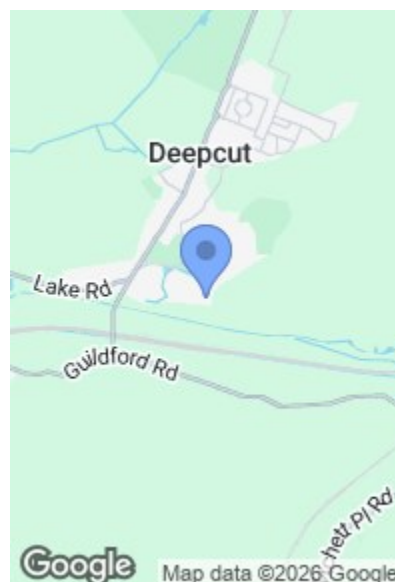




ROAD MAP

HYBRID MAP

TERRAIN MAP



RIDGES RISE, DEEPCUT, CAMBERLEY GU16
OFFERS IN EXCESS OF £475,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)	85	95
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	Not energy efficient - higher running costs	
G	(1-20)		
England & Wales		EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- Beautifully Presented
- En Suite & Balcony To Bedroom One
- Open Plan Kitchen/Dining Room
- Semi Detached Property
- Three Bedrooms
- Driveway Parking
- EV Charging Point

FULL DETAILS

Hall

Enter via door and understairs storage cupboard with space for; tumble dryer. Stairs leading to the first floor and luxury vinyl tile (LVT) flooring.

WC

Wash hand basin, low level WC and LVT flooring.

Living Room

Front aspect and carpet flooring.

Kitchen/Dining Room

Range of base and eye level units, granite work surfaces, breakfast bar, boiler, sink, oven, gas hob, extractor fan, dishwasher, fridge/freezer and washing machine. LVT flooring, sky light and doors leading to the garden.

First Floor Landing

Storage cupboard and carpet flooring.

Bedroom One

Wardrobe, carpet flooring and juliet balcony. Door leading through to;

En Suite

Shower cubicle, low level WC, wash hand basin

with storage below, heated towel rail, partly tiled walls and tiled flooring.

Bedroom Two

Front aspect, wardrobe and carpet flooring.

Bedroom Three

Front aspect and carpet flooring.

Bathroom

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

To The Rear

Areas laid to lawn and patio. Side access to the front of the property.

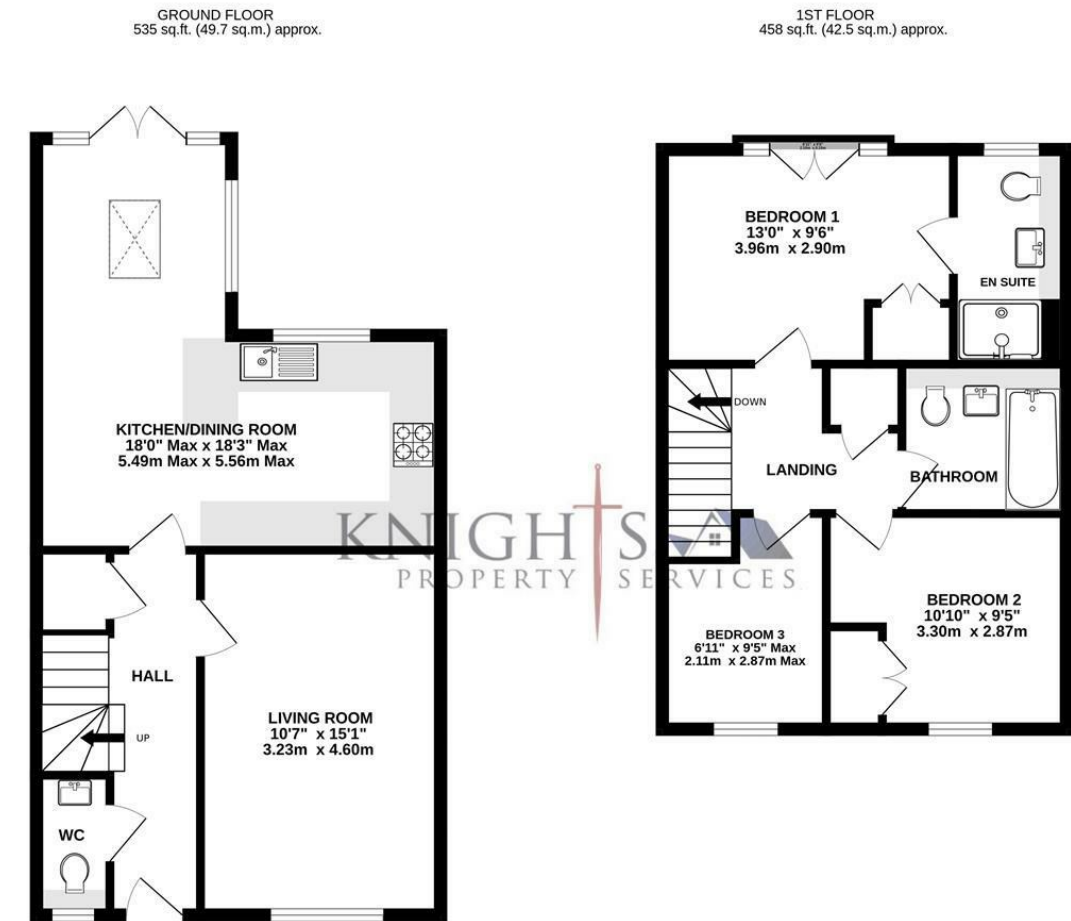
To The Side

Driveway parking and EV charging point.

Council Tax

Band D.

FLOORPLAN



TOTAL FLOOR AREA: 993 sq.ft. (92.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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RIDGES RISE, DEEPCUT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Nestled on the desirable Mindenhurst development, this very well presented semi detached house on Ridges Rise offers a perfect blend of modern living and convenience. Built by Cala Homes, this property has approximately five years remaining on the New Build Guarantee. The ground floor features an inviting open plan kitchen/dining room, ideal for entertaining, alongside a living room and a convenient WC. To the first floor there is a bathroom and three well-proportioned bedrooms, including an en suite and a juliet balcony to bedroom one.

The property is being sold with no onward chain. Additional highlights include driveway parking equipped with an electric vehicle charging point and a rear garden.

Situated close to a variety of local amenities, this home is also within easy reach of Frimley Green village and Camberley town centre, as well as the Basingstoke Canal and Frimley Lodge Park being nearby.