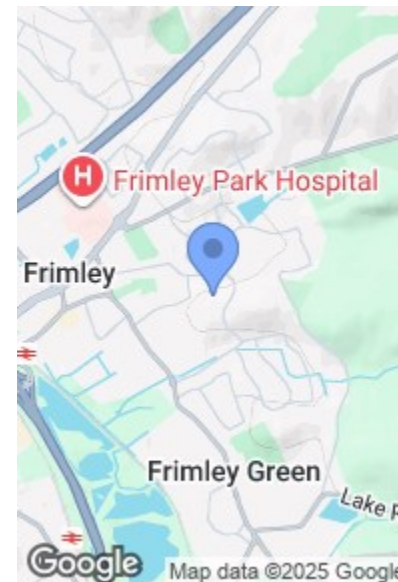
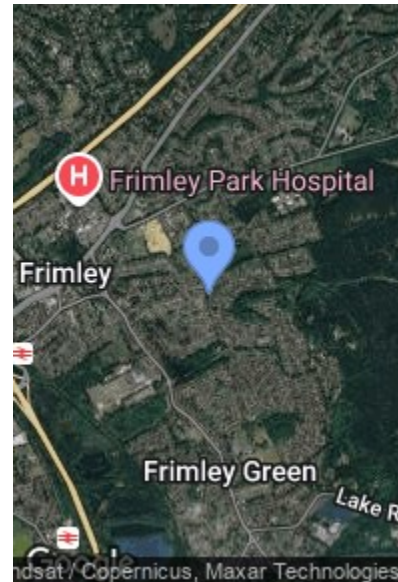
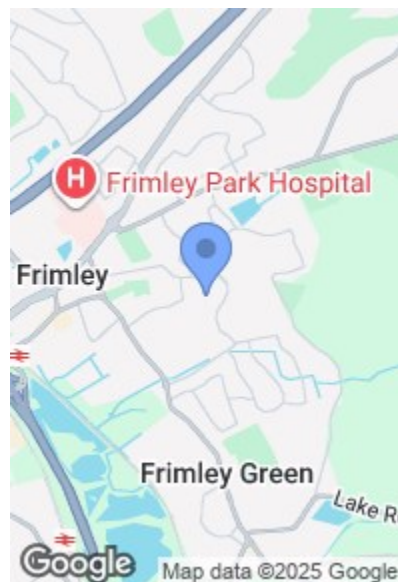


ROAD MAP

HYBRID MAP

TERRAIN MAP

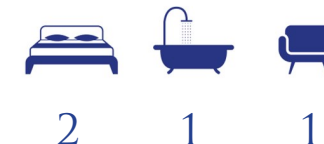


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		89
B (65-81)		
C (49-64)		
D (39-48)		
E (29-38)		
F (21-28)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- No Onward Chain
- Very Well Presented Terrace Home
- Two Double Bedrooms
- Modern Kitchen
- Refitted Bathroom
- Landscaped Rear Garden
- Close To Local Amenities
- Close To Well Regarded Schools
- Good Commuter Links
- New Combi Boiler Installed In 2022

FULL DETAILS

Entrance

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

Lounge

17'9 x 11'9 (5.41m x 3.58m)

Front aspect and laminate flooring. Leading through to;

Kitchen

11'9 x 8'6 (3.58m x 2.59m)

Range of base and eye level units, sink, oven/grill, four ring electric hob, extractor fan and space for; washing machine, fridge/freezer and slimline dishwasher. Laminate flooring and door leading to the rear garden.

First Floor Landing

Carpet flooring and access to partially boarded loft with ladder.

Bedroom One

12'4 x 11'9 (3.76m x 3.58m)

Front aspect, storage cupboard and carpet flooring.

Bedroom Two

11'9 x 10'0 (3.58m x 3.05m)

Rear aspect and carpet flooring.

Bathroom

Bath with rainfall shower head and shower attachment, low level WC, wash hand basin with storage, heated towel rail, vanity mirror with storage, tiled flooring and tiled walls.

To The Rear

Newly laid patio with steps leading to artificial lawned area.

Garage

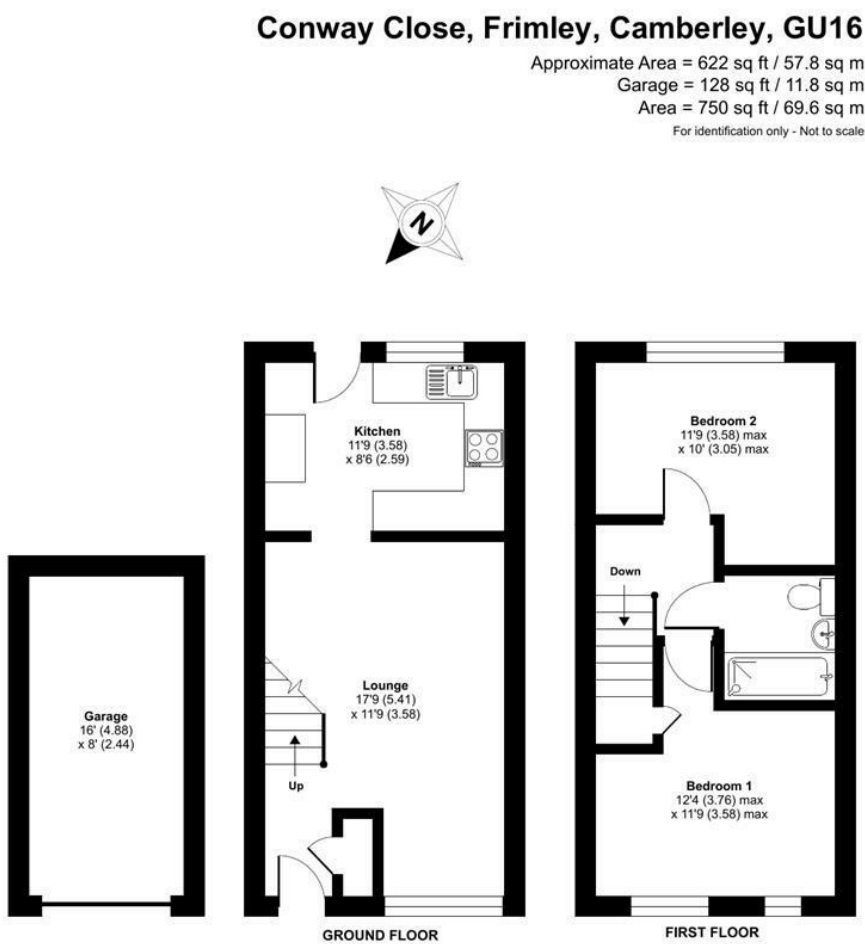
16'0 x 8'0 (4.88m x 2.44m)

Garage in a block.

Council Tax

Band C.

FLOORPLAN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rōcheom 2024. Produced for Knights Property Services. REF: 1154448



CONWAY CLOSE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** New to the market for sale is this very well presented terrace property, occupying an elevated position within a cul-de-sac on the sought-after Paddock Hill development. The property has undergone many improvements by the current owners such as a refitted bathroom, re-skimming of ceilings and plastering, painting and new carpets. A key feature to note is the landscaped rear garden. The ground floor comprising; lounge and modern kitchen. To the first floor there are two double bedrooms and a refitted bathroom. The property also comes with a garage. The home is close to well regarded schools, local amenities and good commuter links.