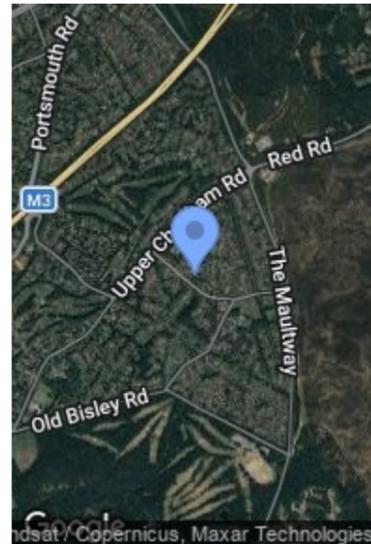


MARDALE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £450,000

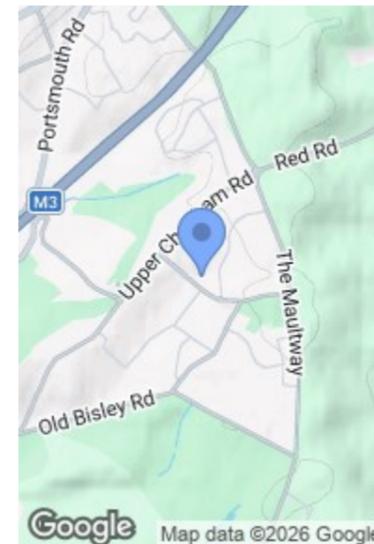
ROAD MAP



HYBRID MAP



TERRAIN MAP



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www.knightsproperty.com



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (69-80)	
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

### MAIN FEATURES

- No Onward Chain
- Three Bedrooms
- Two Garages & Driveway Parking
- Open Plan Kitchen/Reception/Dining Room
- Very Well Presented Property
- Modern Bathroom
- Close To Well Regarded Schools

### FULL DETAILS

#### Entrance Hallway

Enter via front door with door leading through to;

#### Kitchen/Reception/Dining Room 30'0 x 19'3 (9.14m x 5.87m)

Open plan and karndean flooring. Kitchen has a range of base and eye level units, breakfast bar, wine cooler, sink, gas hob, oven, extractor fan, dishwasher and fridge/freezer. Doors leading to the rear garden and door leading to cupboard housing the washing machine and tumble dryer.

#### WC

Wash hand basin and low level WC.

#### First Floor Landing

Cupboard and carpet flooring.

#### Bedroom One

12'0 x 9'5 (3.66m x 2.87m)

Front aspect, mirrored storage with sliding doors and carpet flooring.

#### Bedroom Two

10'2 x 8'6 (3.10m x 2.59m)

Front aspect and carpet flooring.

#### Bedroom Three

9'6 x 7'6 (2.90m x 2.29m)

Rear aspect and carpet flooring.

#### Bathroom

Wash hand basin with storage below, low level WC, bath with shower, heated towel rail, tiled walls and tiled flooring.

#### WC

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

#### To The Rear

Mainly laid to patio with borders. Access to the garage.

#### Garage

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

Electricity and up and over door.

#### To The Front

Driveway parking and access to the garage. Gate leading to the rear of the property.

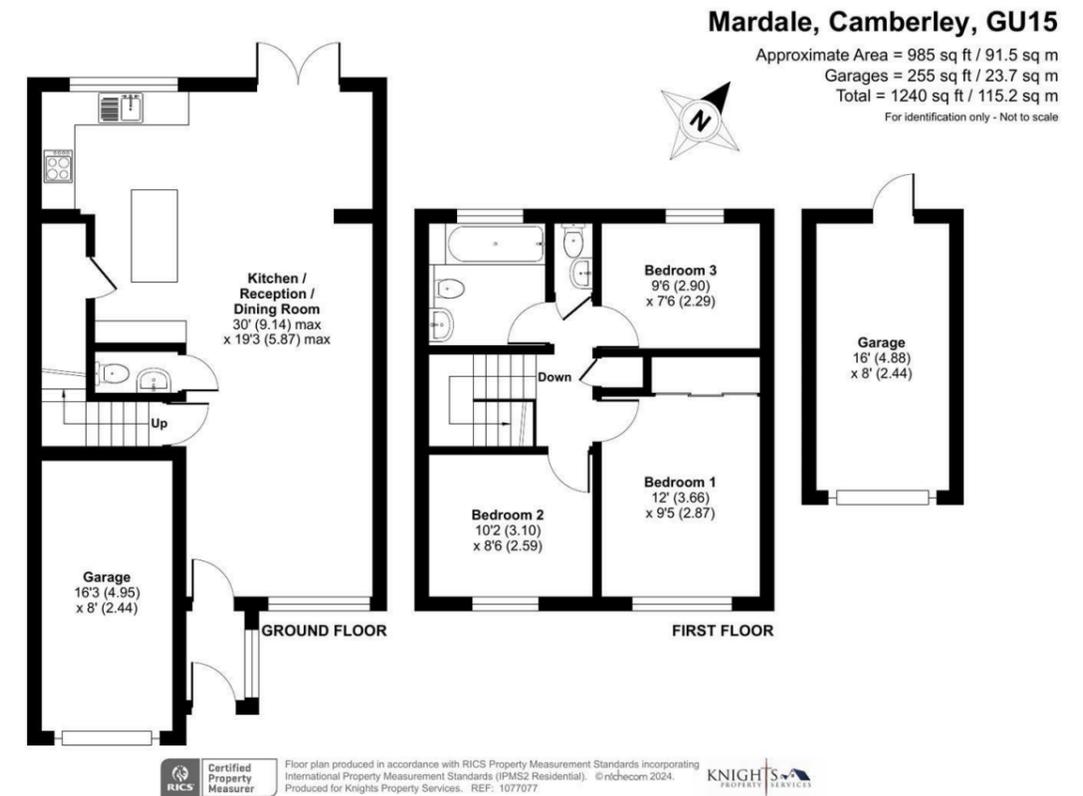
#### Garage

16'3 x 8'0 (4.95m x 2.44m)

Electricity and up and over door.

#### Council Tax

Band D.



### MARDALE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this very well presented end terrace property, situated in Heatherside and close to well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. The modern home, which is being sold with no onward chain, comprising; open plan kitchen/reception/dining room, WC, three good-sized bedrooms and a modern bathroom with additional WC. Further features to note include a spacious rear garden, two garages and driveway parking. It is within walking distance of a variety of amenities including a dentist, doctors, hairdressers, newsagents, pub and a Sainsbury's. There is also a local park and woodlands nearby.