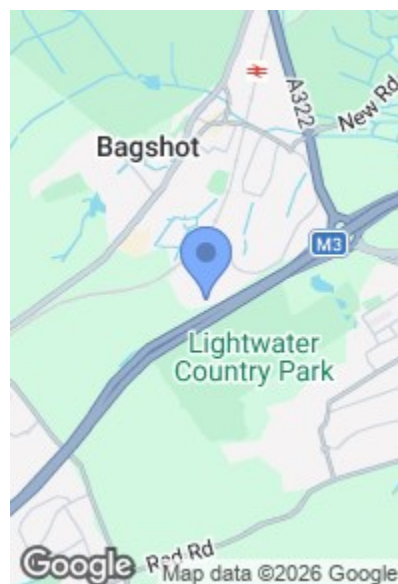
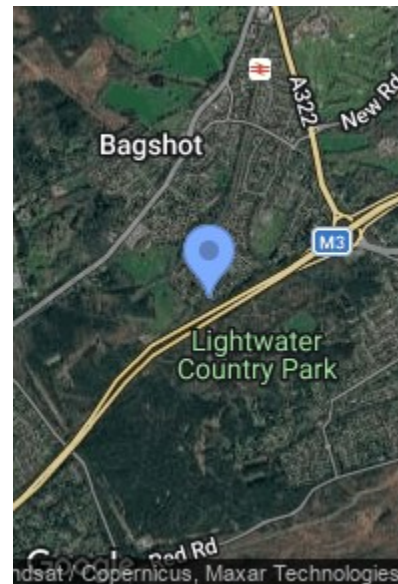


ARTHUR CLOSE, BAGSHOT GU19
OFFERS IN EXCESS OF £350,000

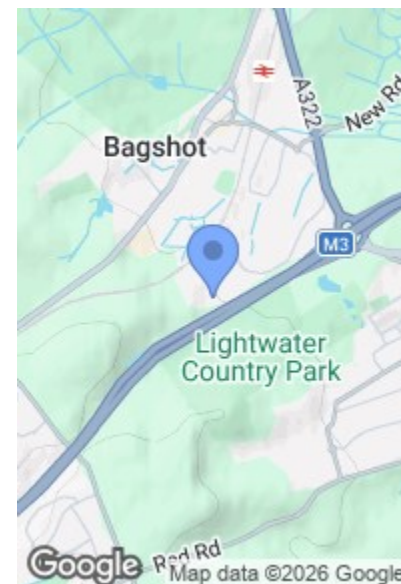
ROAD MAP



HYBRID MAP



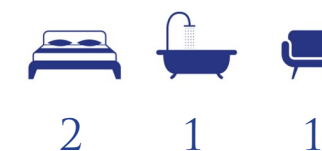
TERRAIN MAP



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)		86
B	(81-90)		
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





MAIN FEATURES

- End-Of-Terrace Property
- Two Double Bedrooms
- Modern Bathroom
- Sought-After Connaught Park
- Communal Parking
- Very Well Presented
- Cul-De-Sac Setting
- Well Maintained Garden
- Charles Church Property
- Hot Water Tank/Immersion Tank Replaced (About 18 months Ago)

FULL DETAILS

Hallway

Enter via door, laminate flooring and understairs storage cupboard with space for a condenser tumble dryer. Carpeted stairs leading to the first floor.

Kitchen

Fitted with a range of base and eye level units, boiler, sink, induction hob, extractor fan, double oven/grill, dishwasher, washing machine and space for fridge/freezer. Partly tiled walls and tiled flooring.

Reception Room

Carpet flooring and door leading to the well maintained rear garden.

First Floor Landing

Carpet flooring and access to the loft.

Bedroom One

Rear aspect double bedroom and carpet flooring.

Bedroom Two

Front aspect double bedroom, carpet flooring and cupboard housing the hot water tank/immersion tank.

Bathroom

Bath with power shower, low level WC, wash hand basin, demister mirror, heated towel rail, tiled walls and tiled flooring.

To The Front

Lawned area with path leading to the front door and access to storage.

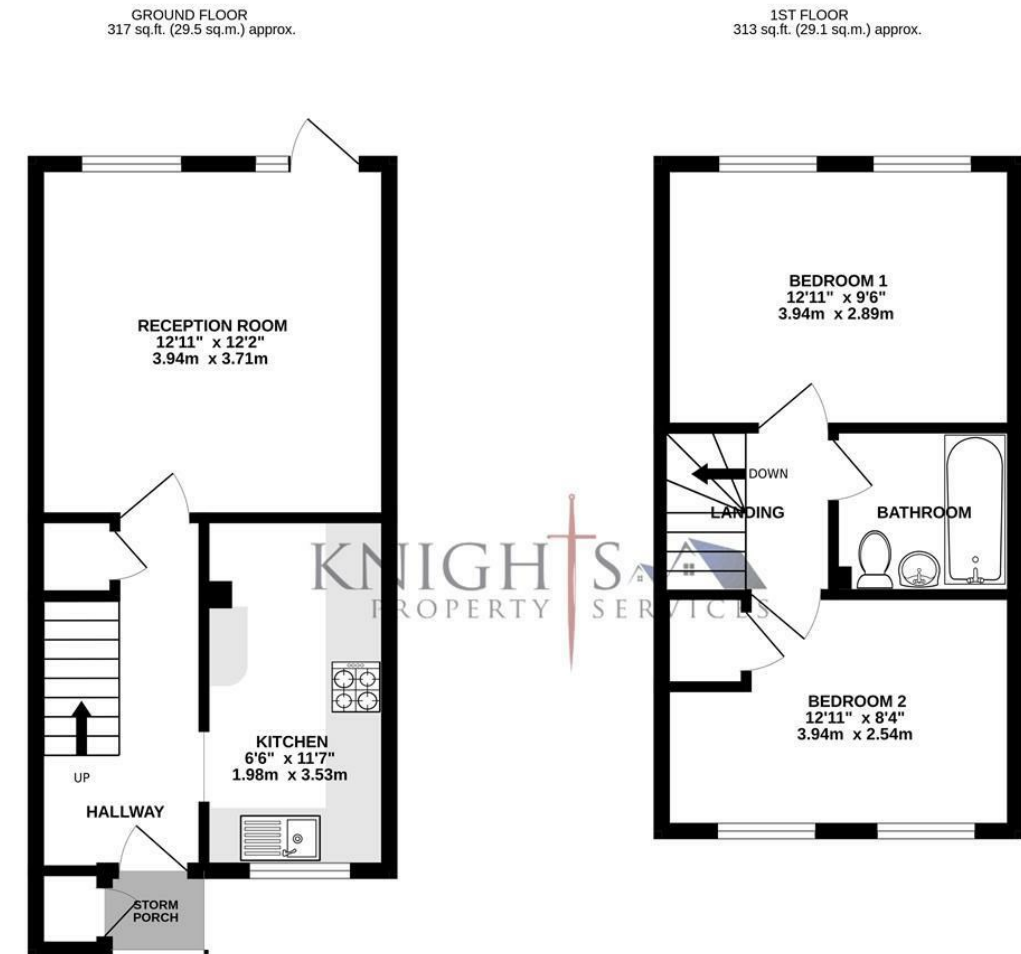
To The Rear

Areas laid to lawn and patio with gate leading to the rear.

Council Tax

Band C.

FLOORPLAN



TOTAL FLOOR AREA: 630 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ARTHUR CLOSE, BAGSHOT GU19

KNIGHTS PROPERTY SERVICES - Situated in a cul-de-sac on the popular Connaught Park development, stands this very well presented two bedroom end-of-terrace home. The property is close to Bagshot village with its wide range of amenities along with a large Waitrose nearby. The area has excellent access on to the M3, M25, A322 and A30. The property was built by Charles Church to their Sinclair design and comprises a good-sized reception room, kitchen, two double bedrooms and a modern bathroom. Further benefits include a well maintained rear garden and the hot water tank/immersion tank was replaced about eighteen months ago. There is communal parking available. A viewing is highly recommended to really appreciate everything that this home has to offer.