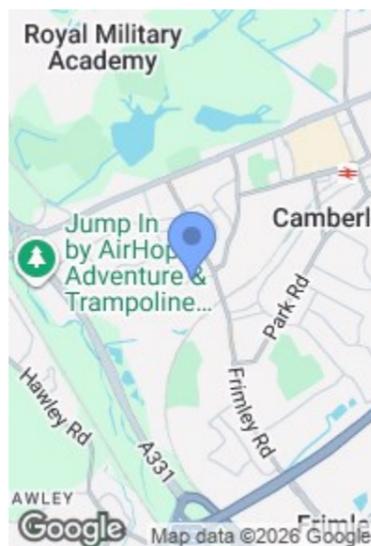


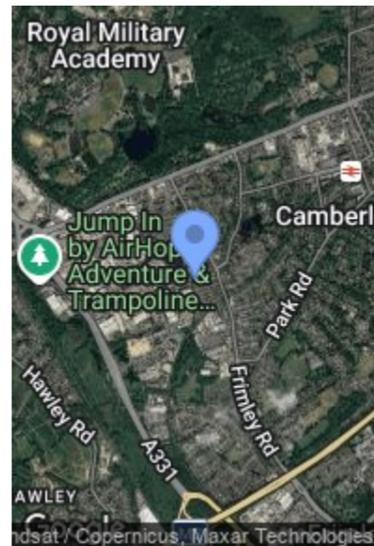


MOORLANDS ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £400,000

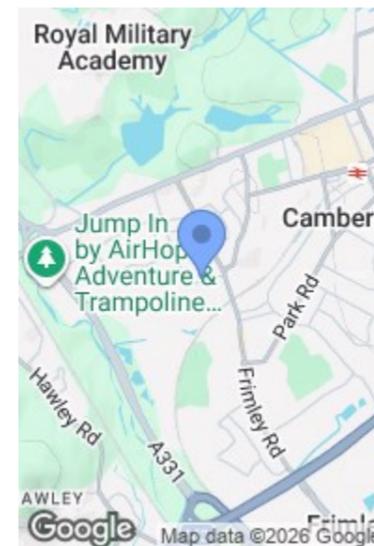
ROAD MAP



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	92-100		85
B	81-91		
C	69-80		
D	55-68		
E	39-54	39	
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
- Sizeable Garden
- Very Well Presented
- Good Commuter Links
- Semi Detached Home
- Open Plan Kitchen/Dining Room
- Close To Local Amenities
- Two Shower Rooms (One On Each Floor)

### FULL DETAILS

#### Hallway

Enter via front door, storage cupboards and laminate flooring. Carpeted stairs leading to the first floor.

#### Living Room

Front aspect and laminate flooring.

#### Kitchen/Dining Room

Fitted with a range of units, sink, central island, hob, extractor fan, microwave, oven and fridge/freezer. Doors leading to the rear garden and laminate flooring.

#### Shower Room

Shower, wash hand basin, low level WC, heated towel rail and partly tiled walls.

#### First Floor Landing

Access to the loft and carpet flooring.

#### Bedroom One

Front aspect and carpet flooring.

#### Bedroom Two

Rear aspect, wardrobes and carpet flooring.

#### Bedroom Three

Rear aspect and carpet flooring.

#### Shower Room

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

#### To The Rear

Mainly laid to lawn with mature planting.

#### Council Tax

Band C.

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 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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## MOORLANDS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this very well presented semi detached home, situated within close proximity of Camberley town centre with its array of amenities such as The Square shopping centre, train station and Places Leisure, as well as great transport links. The Meadows shopping centre is within a short distance with a large M&S and Tesco and a Next opposite. Frimley Road shops are also within walking distance, with a good variety of shops. The ground floor comprising; living room, open plan kitchen/dining room and a shower room. To the first floor there are three bedrooms and a further shower room. Standout features to mention include the sizeable rear garden and that the property is being sold with no onward chain.