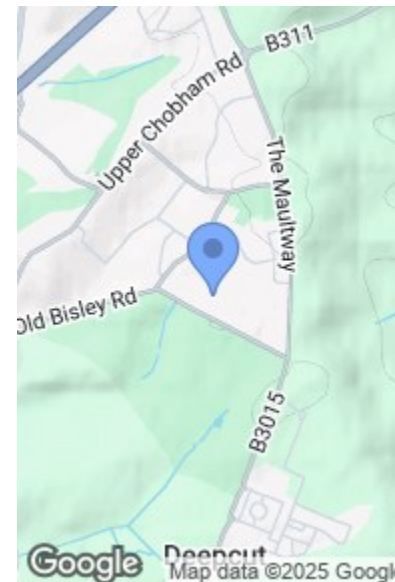
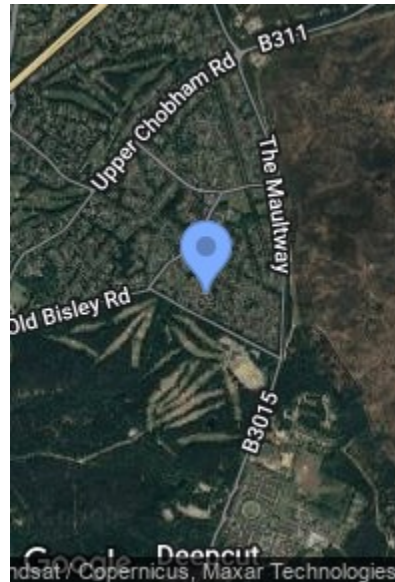
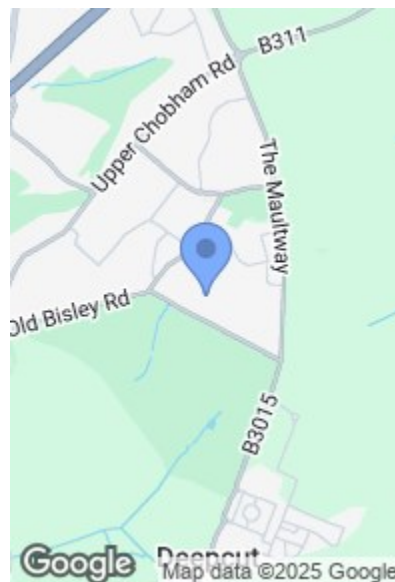


ROAD MAP

HYBRID MAP

TERRAIN MAP



SWALLOWTAIL GROVE, FRIMLEY, CAMBERLEY GU16
£2,750 PCM

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



Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
83	90
England & Wales	
EU Directive 2002/91/EC	





MAIN FEATURES

- Available 2nd October
- Unfurnished
- Terrace Property
- Low Maintenance Garden
- Close To Woodlands & Local Amenities
- Three/Four Bedrooms
- Very Well Presented
- Two Allocated Parking Spaces
- Close To Well Regarded Schools

FULL DETAILS

Entrance Hallway

Enter via door and karndean flooring.

WC

Wash hand basin with storage below and low level WC.

Reception Room

18'9 x 10'8 (5.72m x 3.25m)

Karndean flooring and doors leading to the garden.

Kitchen/Dining Room

26'5 x 12'2 (8.05m x 3.71m)

Range of base and eye level units, sink, four ring gas hob, extractor fan, double oven, dishwasher and karndean flooring. Doors leading to the rear garden.

Utility

8'2 x 6'8 (2.49m x 2.03m)

Range of base and eye level units, sink, boiler, fridge/freezer, washing machine and tumble dryer. Karndean flooring and door leading to the garden.

Study/Bedroom Four

10'8 x 9'3 (3.25m x 2.82m)

Wardrobe and carpet flooring.

First Floor Landing

Carpet flooring.

Bedroom One

19'2 x 12'4 (5.84m x 3.76m)

Rear aspect, wardrobes and carpet flooring. Door leading through to;

En Suite

Shower cubicle, wash hand basin, low level WC, storage, partly tiled walls and tiled flooring.

Bedroom Two

14'1 x 11'7 (4.29m x 3.53m)

Front aspect and carpet flooring.

Bedroom Three

11'7 x 13'1 (3.53m x 3.99m)

Rear aspect, wardrobes and carpet flooring.

Bathroom

Bath, low level WC, wash hand basin, storage, partly tiled walls and tiled flooring.

To The Rear

Shed and mainly laid to lawn with patio area.

Council Tax

Band F.

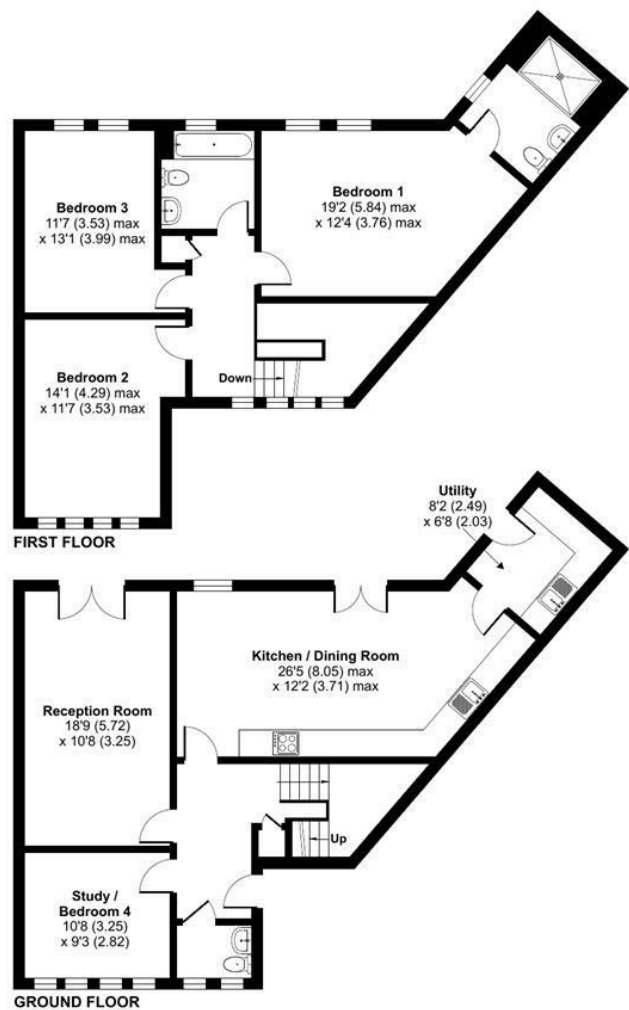
FLOORPLAN



Swallowtail Grove, Frimley, Camberley, GU16

Approximate Area = 1602 sq ft / 148.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. KNIGHTS PROPERTY SERVICES. REF: 1230313

SWALLOWTAIL GROVE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **AVAILABLE 2ND OCTOBER AND UNFURNISHED** For rent is this very well presented terrace property, situated within walking distance of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. The spacious property comprising; kitchen/dining room with separate utility, reception room, study/bedroom, ground floor WC, bathroom and three further bedrooms with an en suite to bedroom one. The property has a low maintenance rear garden as well as two allocated parking spaces to the front of the property. The home is situated near to woodlands, as well as Pine Ridge Golf Club and a variety of amenities including a dentist, doctors, hairdressers, newsagent, pub and a Sainsbury's.

Holding deposit - £634.62

5 weeks deposit - £3173.08

Minimum household income required for referencing - £82,500