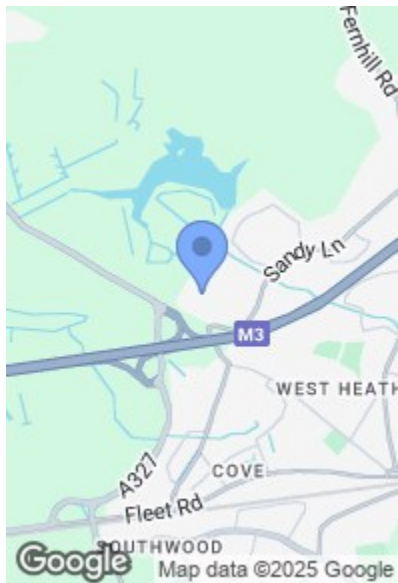
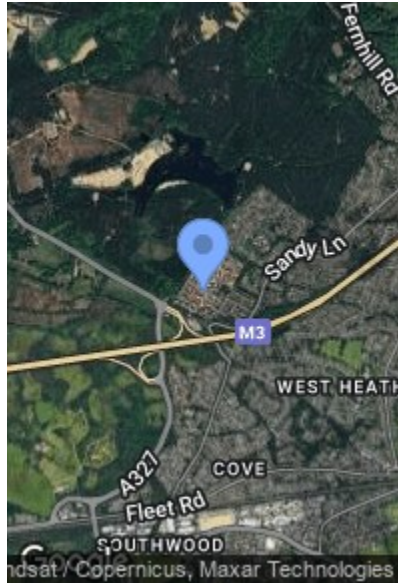


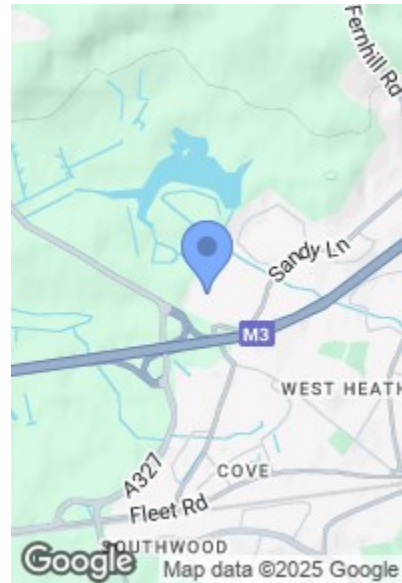
ROAD MAP



HYBRID MAP



TERRAIN MAP



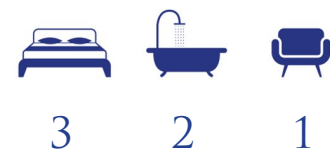
YEOMANS LANE, CAMBERLEY GU17
£450,000

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		96
B (81-91)		85
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	





MAIN FEATURES

- Excellently Presented Property
- Three Bedrooms
- Landscaped Rear Garden
- Modern Bathroom & En Suite
- Modern Kitchen
- Easy Access To The M3
- Two Allocated Parking Spaces

FULL DETAILS

Entrance Hallway

Enter via front door, stairs leading to the first floor and antico flooring.

WC

Low level WC, wash hand basin and antico flooring.

Kitchen

9'9 x 8'0 (2.97m x 2.44m)

Range of base and eye level units, boiler, fridge/freezer, sink, four ring gas hob, extractor fan, electric fan assisted oven and space for; washing machine and dishwasher. Tiled effect linoleum flooring.

Living Room

18'1 x 15'0 (5.51m x 4.57m)

Antico flooring, understairs storage and doors leading to the landscaped garden.

First Floor Landing

Carpet flooring. Airing cupboard and access to the loft.

Bedroom One

14'4 x 8'0 (4.37m x 2.44m)

Rear aspect, carpet flooring and door leading to the;

En Suite

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

Bedroom Two

10'0 x 8'0 (3.05m x 2.44m)

Front aspect and carpet flooring.

Bedroom Three

11'0 x 6'8 (3.35m x 2.03m)

Rear aspect and carpet flooring.

Bathroom

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

To The Rear

Mainly laid to lawn with patio area. Shed and gate leading to two allocated parking spaces.

Council Tax

Band D.

Additional Information

There is a current service charge of approximately £389 per annum.

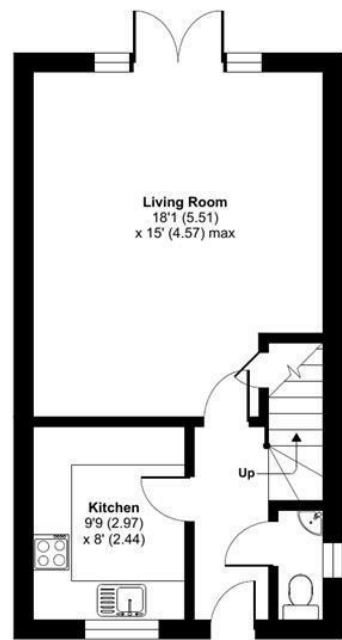
FLOORPLAN



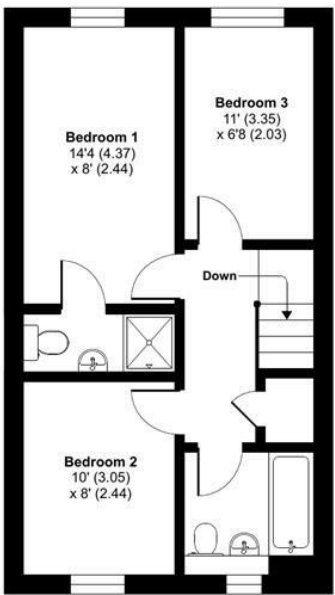
Yeomans Lane, GU17

Approximate Area = 850 sq ft / 79 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2024. Produced for Knights Property Services. REF: 1103382



YEOMANS LANE, CAMBERLEY GU17

KNIGHTS PROPERTY SERVICES - For sale is this excellently presented semi detached property, located on the Helios Park development and built in 2020. This modern family home comprising; kitchen, living room and ground floor WC. To complete the property internally there is a bathroom and three bedrooms with an en suite to bedroom one on the first floor. There is a landscaped South facing rear garden in addition to two allocated parking spaces. The property is ideally situated for nature walks and offers excellent commuter links with good access to the M3.