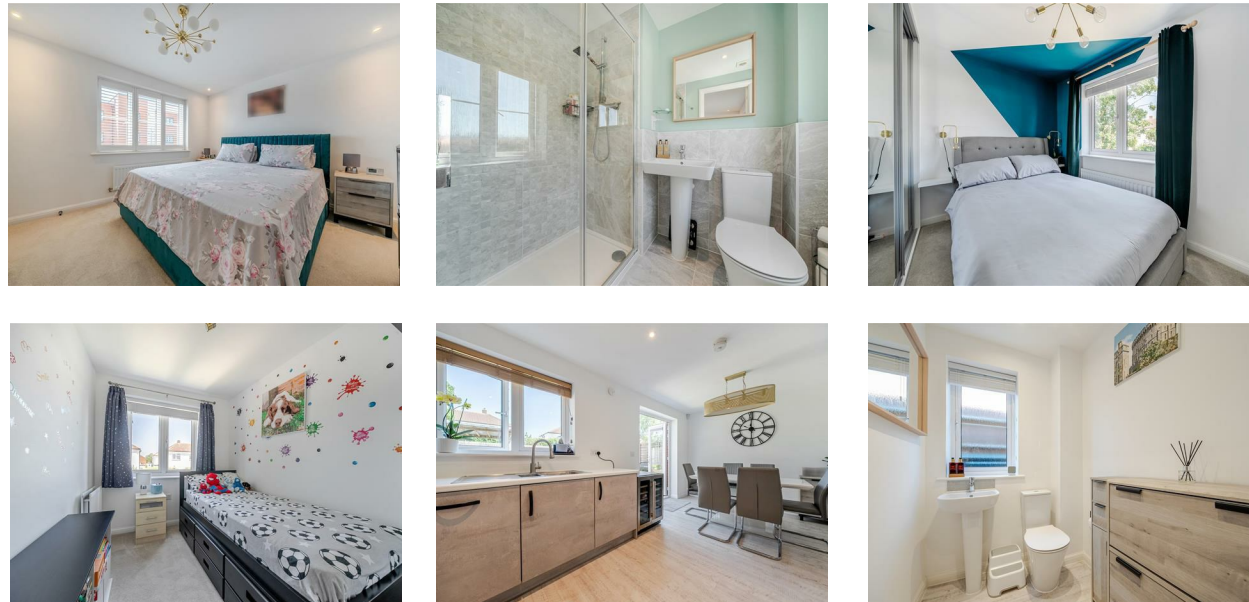
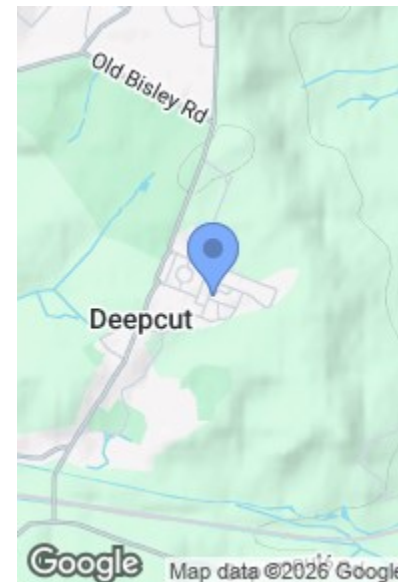
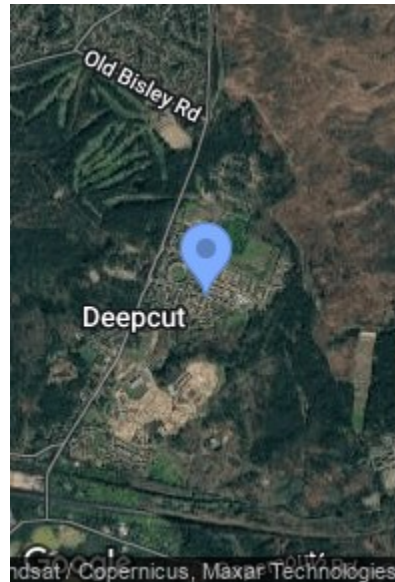




ROAD MAP

HYBRID MAP

TERRAIN MAP

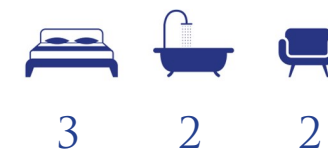


CANADA ROAD, DEEPCUT, CAMBERLEY GU16
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





MAIN FEATURES

- Semi Detached Property
- Three Bedrooms
- Landscaped Rear Garden
- Sought-After Location
- 5 Years (Approx.) Left On New Build Guarantee
- Former Show Home
- Beautifully Presented
- Modern Bathroom Suites
- Two Allocated Parking Spaces
- Open Plan Kitchen/Dining Room

FULL DETAILS

Entrance

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

Living Room

Front aspect window with shutters and carpet flooring.

WC

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

Kitchen/Dining Room

Range of base and eye level units, sink, fridge/freezer, dishwasher, washing machine, four ring gas hob, extractor hood and oven. Large understairs storage cupboard with shelving, karndean flooring and doors leading to the landscaped garden.

First Floor Landing

Carpet flooring and access to the loft.

Bedroom One

Front aspect window with shutters, carpet flooring and wardrobe with mirrored sliding doors. Door leading through to the en suite.

En Suite

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

Bedroom Two

Rear aspect, carpet flooring and wardrobe with mirrored sliding doors.

Bedroom Three

Rear aspect, cupboard and carpet flooring.

Bathroom

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

To The Front

Two allocated parking spaces with electric vehicle charging point.

To The Rear

Landscaped garden comprising; patio area with path leading to further patio area and a pergola. Lawned area and borders with shingles and planting. Side access to the front of the property.

Council Tax

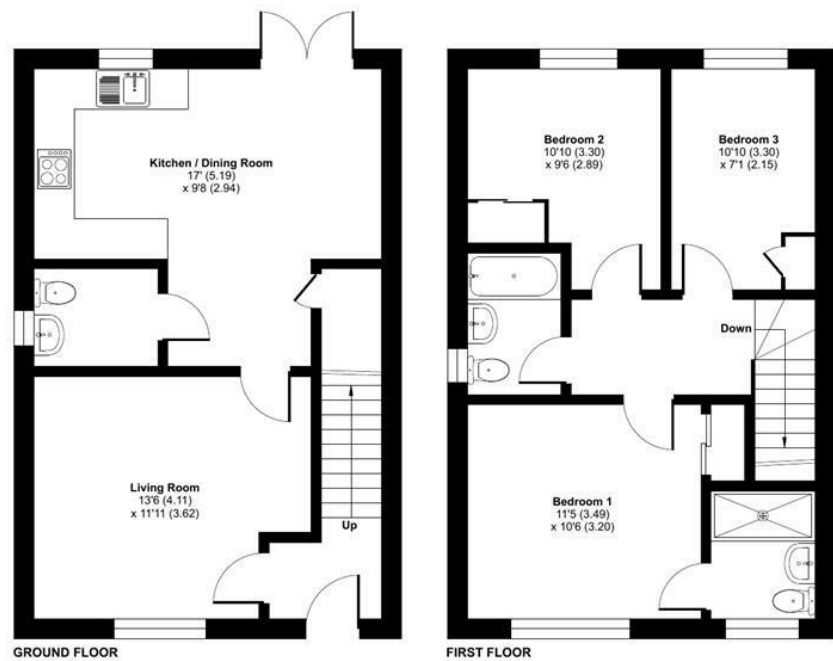
Band D.

FLOORPLAN

Canada Road, Deepcut, Camberley, GU16

Approximate Area = 918 sq ft / 85.2 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). Produced for Knights Property Services. REF: 1482574



CANADA ROAD, DEEPCUT, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - New to the market for sale is this beautifully presented semi detached home, constructed by Bovis Homes and ideally situated in the sought-after village of Deepcut, within easy reach of local schools, good transport links and a range of amenities like The Frog pub and restaurant. As the former show home, the property has been finished to an exceptionally high standard throughout. The ground floor comprising; spacious living room, larger-than-average WC and a stunning open plan kitchen/dining room, perfect for modern family living and entertaining. The first floor continues to impress with a modern bathroom and three bedrooms with an en suite to the principal bedroom. Externally the rear garden has been thoughtfully landscaped, ideal for outdoor dining and relaxation. To the front of the property are two allocated parking spaces, with the added convenience of an electric vehicle charging point. Deepcut is currently benefitting from extensive regeneration and development. There is scenic woodland and excellent canalside walks along the picturesque Basingstoke Canal too. A viewing is highly recommended.