

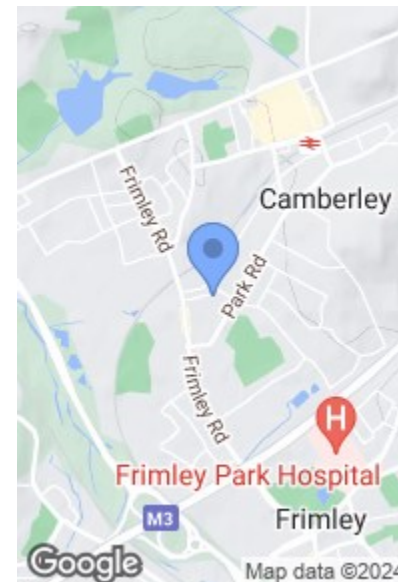


WATCHETTS ROAD, CAMBERLEY GU15  
£2,000 PCM

ROAD MAP

HYBRID MAP

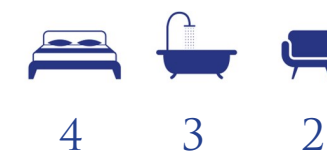
TERRAIN MAP



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			
92-100	A		
81-91	B		
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

- Available 1st August
- Unfurnished
- Four Double Bedrooms
- Very Well Maintained Rear Garden
- Characterful Home
- Spacious Kitchen/Breakfast Room
- En Suite, Shower Room & Bathroom

## FULL DETAILS

### Entrance Hallway

Enter via door, understairs storage, stairs leading to the first floor and laminate flooring.

### Living Room

14'10 x 11'10 (4.52m x 3.61m)

Bay window, feature gas fireplace, built-in storage and laminate flooring.

### Dining Room

12'11 x 10'4 (3.94m x 3.15m)

Rear aspect and laminate flooring.

### Bathroom

Wash hand basin, low level WC, bath and tiled flooring.

### Kitchen/Breakfast Room

29'7 x 8'11 (9.02m x 2.72m)

Range of base and eye level units, quartz work surfaces, rangemaster cooker, washing machine, dishwasher, fridge/freezer, sink and tiled flooring. Doors leading to the rear garden.

### First Floor Landing

Carpet flooring.

### Bedroom Two

14'10 x 9'8 (4.52m x 2.95m)

Front aspect bay window, double bedroom, wardrobes and exposed wood flooring.

### Bedroom Three

13'0 x 10'5 (3.96m x 3.18m)

Rear aspect double bedroom and laminate flooring.

### Bedroom Four

9'11 x 8'11 (3.02m x 2.72m)

Rear aspect double bedroom, storage and laminate flooring.

### Shower Room

Wash hand basin, low level WC and shower cubicle with rainfall shower head and shower attachment. Mirrored storage unit and tiled flooring.

### Bedroom One

16'1 x 9'5 (4.90m x 2.87m)

Double bedroom, eaves storage, velux windows, laminate flooring and door leading through to;

### En Suite

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

### To The Rear

Patio area with lawned area surrounded by a range of mature trees and shrubs. Shed and side access to the front of the property.

### To The Front

Block paved area with hedging. Gate leading to the rear garden.

### Council Tax

Band D.

## FLOORPLAN



## WATCHETTS ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*AVAILABLE 1ST AUGUST AND UNFURNISHED\*\*** New to the market for rent is this characterful semi detached property. The very well presented home, which is spread over three floors, boasts four double bedrooms with an en suite to bedroom one, shower room, ground floor bathroom, two reception rooms and a modern and spacious kitchen/breakfast room. Additional features to note include a Hive heating system and a very well maintained rear garden.

Holding deposit - £461.54

5 weeks deposit - £2307.69

Minimum household income required for referencing - £60,000