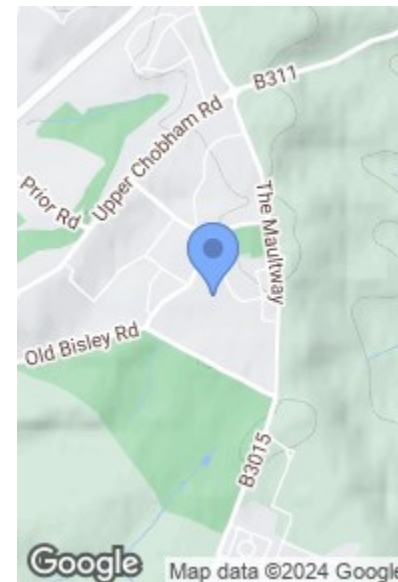
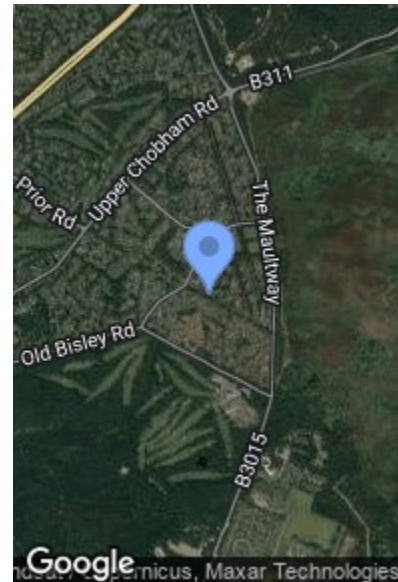
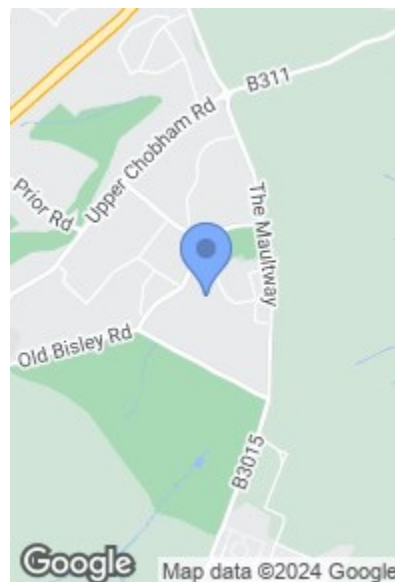


ROAD MAP

HYBRID MAP

TERRAIN MAP

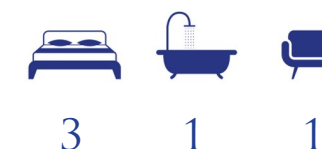


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		86
B	81-91		
C	69-80	72	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



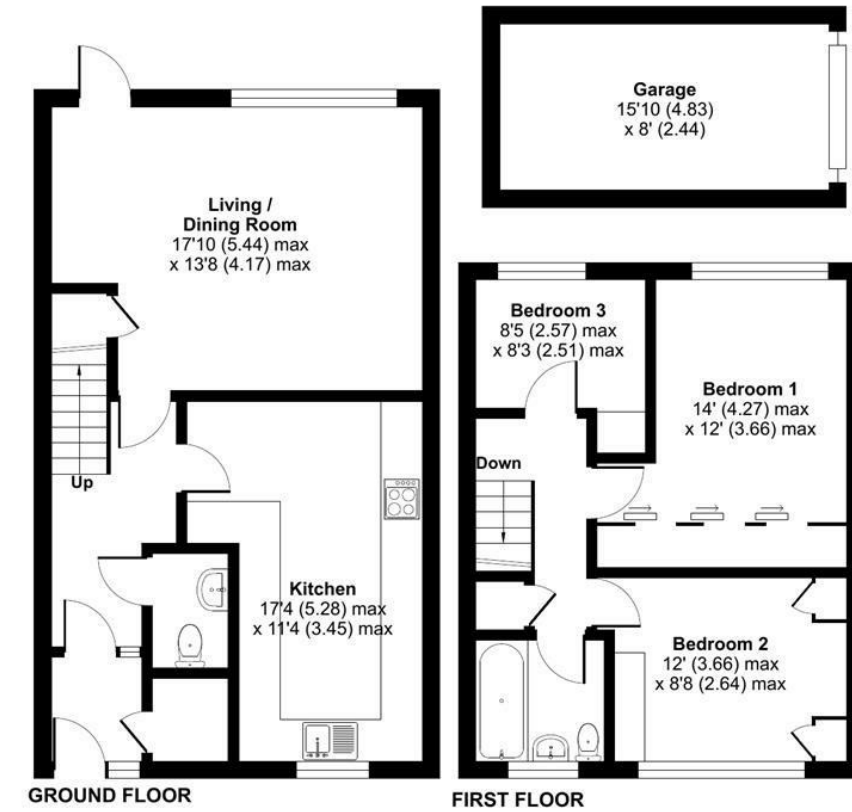




## FLOORPLAN

### Troutbeck Walk, Camberley, GU15

Approximate Area = 975 sq ft / 90.5 sq m  
 Garage = 127 sq ft / 11.7 sq m  
 Total = 1102 sq ft / 102.2 sq m  
 For identification only - Not to scale



### MAIN FEATURES

- No Onward Chain
- End Terrace Property
- Three Bedrooms
- Large Kitchen
- Large Living/Dining Room
- Requires Modernising Throughout
- Easy Maintenance Garden
- Garage In A Block

### FULL DETAILS

#### Entrance

Enter via door and storage cupboard housing meters, fuse board and boiler with space for; washing machine. Carpet flooring and stairs leading to the first floor.

#### WC

Low level WC, wash hand basin and linoleum flooring.

#### Kitchen

17'4 x 11'4 (5.28m x 3.45m )  
 Range of base and eye level units, sink, oven, four ring gas hob, extractor fan and space for; dishwasher and fridge. Partly tiled walls and linoleum flooring.

#### Living/Dining Room

17'10 x 13'8 (5.44m x 4.17m )  
 Carpet flooring, understairs storage and door leading to the rear garden.

#### First Floor Landing

Airing cupboard, carpet flooring and access to the loft.

#### Bedroom One

14'0 x 12'0 (4.27m x 3.66m )  
 Rear aspect, wardrobes with sliding doors and carpet flooring.

#### Bedroom Two

12'0 x 8'8 (3.66m x 2.64m)  
 Front aspect, fitted wardrobes, storage, desk and carpet flooring.

#### Bedroom Three

8'5 x 8'3 (2.57m x 2.51m)  
 Rear aspect, hanging rail and carpet flooring.

#### Bathroom

Wash hand basin, low level WC, bath and partly tiled walls.

#### To The Rear

Laid to patio with sheltered area and storage with space for; tumble dryer.

#### To The Front

Pathway leading to the front door, lawned area and hedging.

#### Garage

15'10 x 8'0 (4.83m x 2.44m)

#### Council Tax

Band D.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Knights Property Services. REF: 1136120

### TROUTBECK WALK, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*REQUIRES MODERNISING THROUGHOUT\*\***  
 New to the market for sale and situated within the highly sought-after Heatherside development is this end terrace property. The home is situated within close proximity of well regarded schools such as Heather Ridge, Ravenscote and Tomlinscote. A range of amenities are also within close proximity such as a Sainsbury's, dentist, pharmacy and hairdressers to name a few. There are local parks and woodlands nearby. The ground floor comprising; spacious living/dining room, large kitchen and WC. There are three bedrooms to the first floor along with a bathroom. The good-size garden is low maintenance and there is also a garage in a block. The property offers potential to extend, subject to planning permissions.