






SPRUCE DRIVE, LIGHTWATER GU18
£1,550 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		87
B (81-90)		
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	

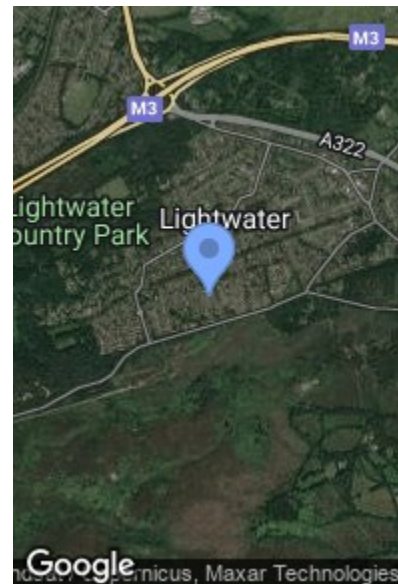
  
3 1 1



ROAD MAP



HYBRID MAP



TERRAIN MAP



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





MAIN FEATURES

- Available Immediately
- Unfurnished
- Charles Church Terrace Property
- Three Bedrooms
- Landscaped Rear Garden
- Modern Kitchen
- Close To Lightwater Country Park
- Very Well Presented

FULL DETAILS

Entrance Hallway

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

WC

Wash hand basin, low level WC and tiled flooring.

Kitchen

8'10 x 8'4 (2.69m x 2.54m)

Range of base and eye level units, sink, cooker, washing machine, dishwasher and fridge/freezer. Partly tiled walls and tiled flooring.

Living Room

15'11 x 14'11 (4.85m x 4.55m)

Understairs storage, laminate flooring and door leading to the landscaped rear garden.

First Floor Landing

Carpet flooring.

Bedroom One

14'1 x 8'9 (4.29m x 2.67m)

Rear aspect double bedroom, wardrobes, feature wall and laminate flooring.

Bedroom Two

10'9 x 8'9 (3.28m x 2.67m)

Front aspect double bedroom, wardrobe, feature wall and laminate flooring.

Bedroom Three

8'3 x 5'9 (2.51m x 1.75m)

Rear aspect bedroom, laminate flooring and wardrobes with sliding doors.

Bathroom

Bath with shower, low level WC, wash hand basin and tiled flooring.

Garden

42'4 x 16'9 (12.90m x 5.11m)

Spacious and landscaped garden comprising; areas laid to decking and shingle with shed.

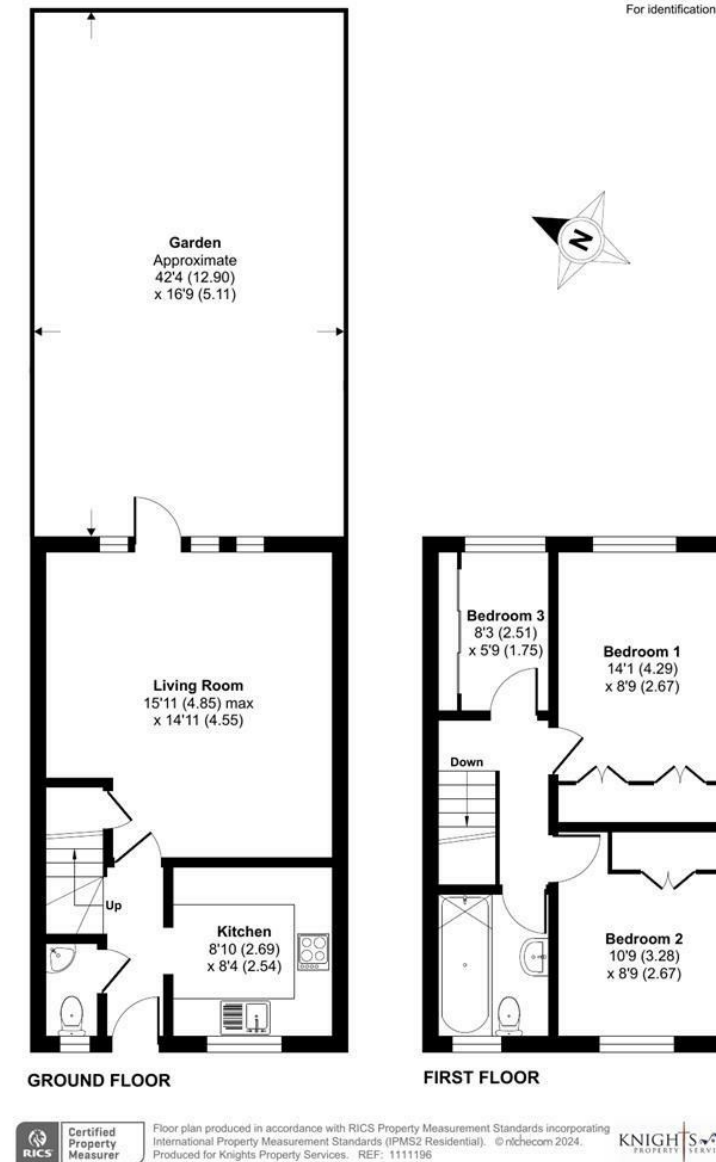
Council Tax

Band C.

FLOORPLAN

Spruce Drive, Lightwater, GU18

Approximate Area = 754 sq ft / 70 sq m
For identification only - Not to scale



SPRUCE DRIVE, LIGHTWATER GU18

KNIGHTS PROPERTY SERVICES ****AVAILABLE IMMEDIATELY & UNFURNISHED**** For rent is this very well presented Charles Church terrace property in an extremely sought-after location on the Briars development. The ground floor comprising; kitchen, living room and WC. The first floor has three bedrooms and a bathroom. A great feature of the property is the landscaped and spacious rear garden. The property is situated close to Lightwater Village which boasts a vast range of local amenities. Lightwater Country Park, with its amazing woodlands and ponds, is nearby and has a lot of activities such as an adventure playground, adventure golf and a gym.

Holding deposit - £357.69

5 weeks deposit - £1,788.46

Minimum household income required for referencing - £46,500