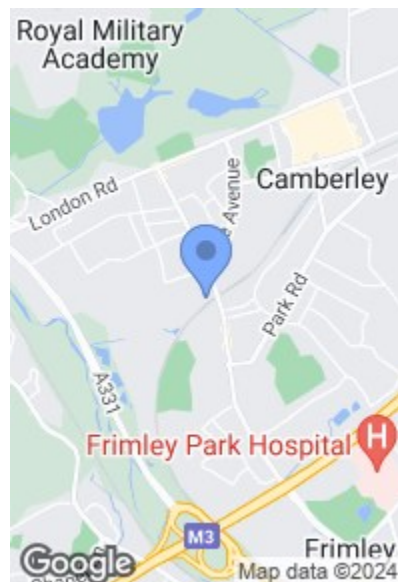
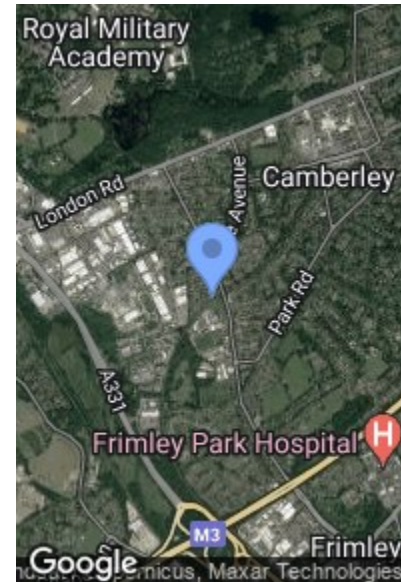


BROOK ROAD, CAMBERLEY GU15
£1,900 PCM

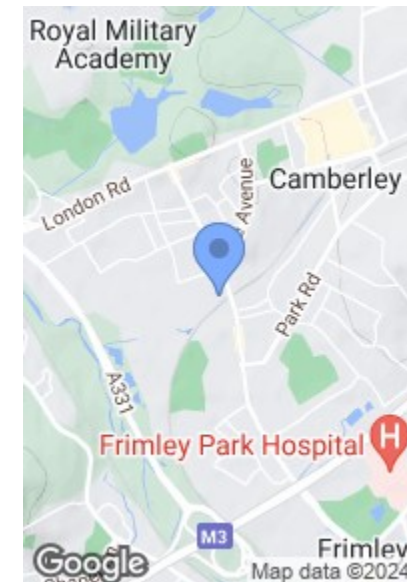
ROAD MAP



HYBRID MAP



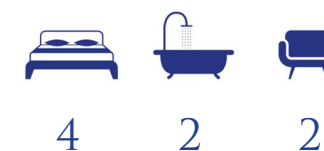
TERRAIN MAP



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			
A	91-100		
B	81-90		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		55	79
		EU Directive 2002/91/EC	





FLOORPLAN

Brook Road, Camberley, GU15

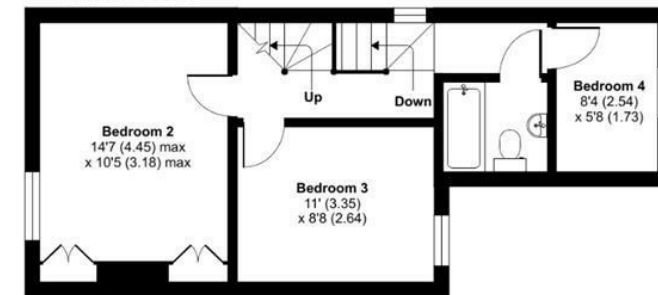
Approximate Area = 1016 sq ft / 94.4 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 1036 sq ft / 96.2 sq m
 For identification only - Not to scale



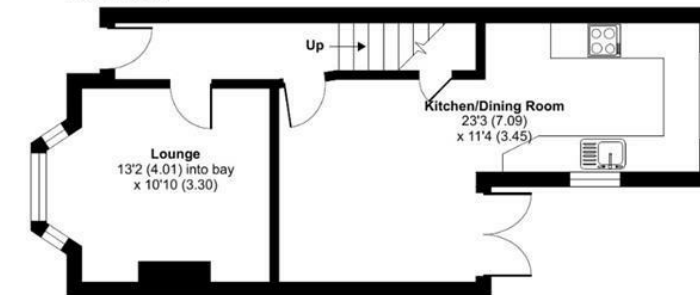
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Knights Property Services. REF: 955036

MAIN FEATURES

- Available 6th September
- Unfurnished
- Semi Detached Character Property
- Four Bedrooms
- Bathroom & En Suite
- Low Maintenance Garden
- Close To Camberley Town Centre

FULL DETAILS

Entrance Hallway

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

Lounge

13'2" x 10'10" (4.01m x 3.30m)

Front aspect bay window, feature fireplace and wood flooring.

Kitchen/ Dining Room

23'3" x 11'4" (7.09 x 3.45)

Open plan, understairs storage, doors leading out to the rear garden and wood flooring. Kitchen is fitted with a range of base and eye level units, partly tiled walls, boiler, electric fan assisted oven, four ring gas hob, extractor hood, sink, fridge/freezer, washing machine and dishwasher.

First Floor Landing

Carpet flooring and stairs leading to the second floor.

Bedroom Two

14'7" x 10'5" (4.45 x 3.18)

Front aspect bay window, fitted wardrobes and carpet flooring.

Bedroom Three

11'0" x 8'8" (3.35 x 2.64)

Rear aspect and carpet flooring.

Bedroom Four

8'4" x 5'8" (2.54 x 1.73)

Rear aspect and carpet flooring.

Bathroom

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

Bedroom One

14'0" x 10'3" (4.27 x 3.12)

Fitted wardrobe, carpet flooring and door leading through to;

En Suite

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

To The Rear

Mainly laid to lawn with patio area and gate leading to the front of the property.

Council Tax

Band C.

BROOK ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES **AVAILABLE 6TH SEPTEMBER AND UNFURNISHED** For rent is this semi detached character property. The accommodation, which is spread over three floors, comprising; lounge, open plan kitchen/dining room, bathroom and four bedrooms with an en suite to bedroom one. Additional benefits include a low maintenance good-size rear garden. The home is ideally situated close to Camberley town centre and its wide range of amenities including The Square shopping centre, Atrium Complex and Places Leisure.

Holding deposit - £438.46

5 weeks deposit - £2192.31

Minimum household income required for referencing - £57,000