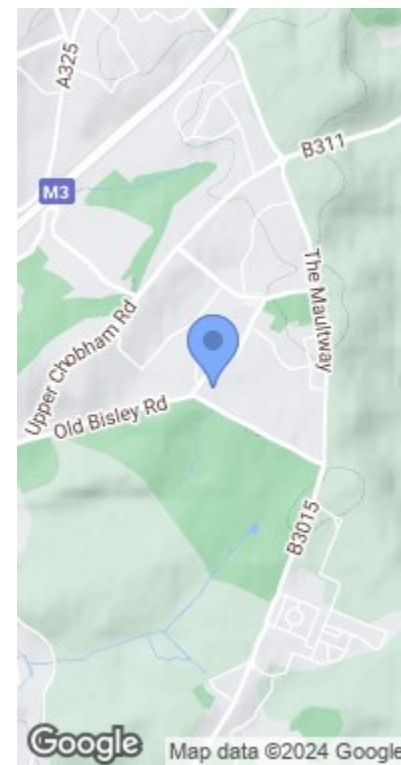
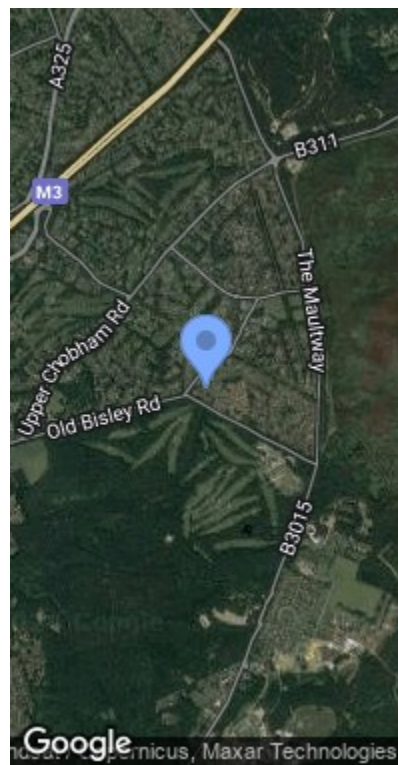
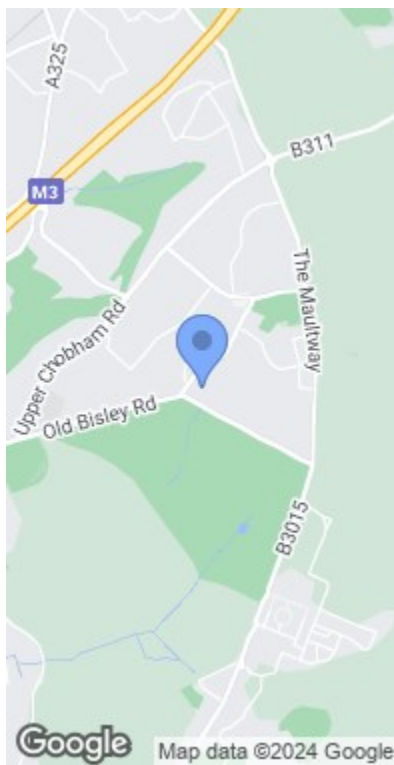




ROAD MAP

HYBRID MAP

TERRAIN MAP

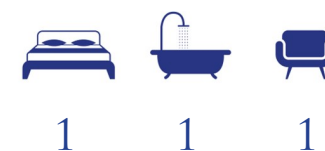


MAGUIRE DRIVE, CAMBERLEY GU16  
£260,000

Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	89
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	







## FLOORPLAN

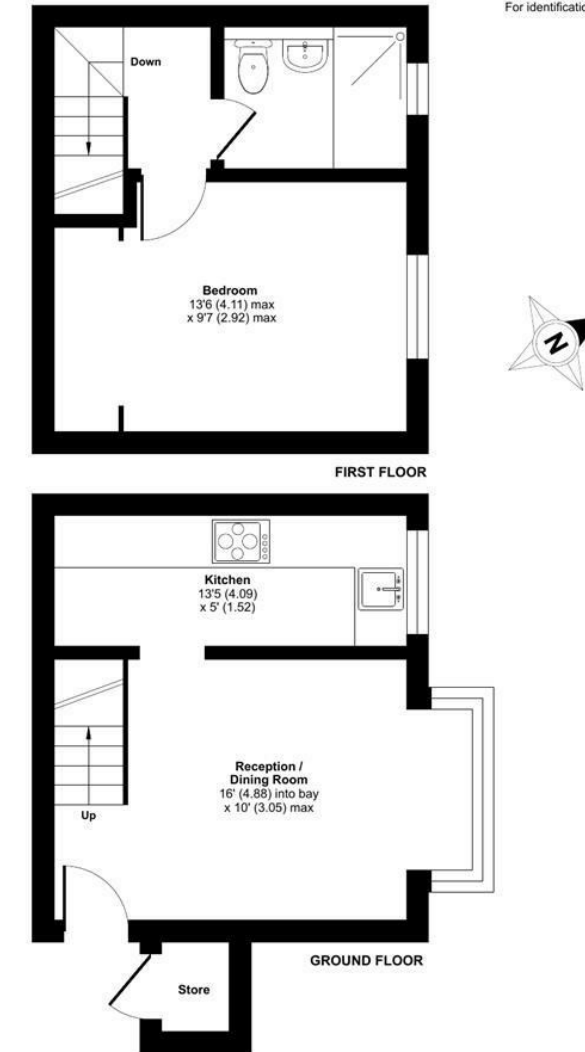
### Maguire Drive, Frimley, Camberley, GU16

Approximate Area = 434 sq ft / 40.3 sq m

Store = 9 sq ft / 0.8 sq m

Total = 443 sq ft / 41.1 sq m

For identification only - Not to scale



## MAIN FEATURES

- No Onward Chain
- One Double Bedroom
- Modern Kitchen
- Modern Shower Room
- Communal Parking
- End Of Terrace Home
- Near To Woodlands
- Close To Local Amenities

## FULL DETAILS

### Reception/Dining Room

16'0 x 10'0 (4.88m x 3.05m)

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

### Kitchen

13'5 x 5'0 (4.09m x 1.52m)

Fitted with a range of base and eye level units, sink, four ring gas hob, electric fan assisted oven, extractor hood and integrated appliances comprising; dishwasher and fridge/freezer. Space for washing machine. Partly tiled walls and laminate flooring.

### First Floor Landing

Carpet flooring.

### Bedroom

13'6 x 9'7 (4.11m x 2.92m)

Double bedroom and carpet flooring.

### Shower Room

Low level WC, wash hand basin with storage below, shower, heated towel rail, tiled flooring and tiled walls.

### Council Tax

Band C.

## MAGUIRE DRIVE, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this one bedroom beautifully presented home on the ever popular Heatherside development, situated within a cul-de-sac of only six properties and within walking distance of woodlands and local amenities. The ground floor comprising; modern kitchen and large reception/dining room. The first floor has one double bedroom and a modern shower room. Externally there is a front garden.