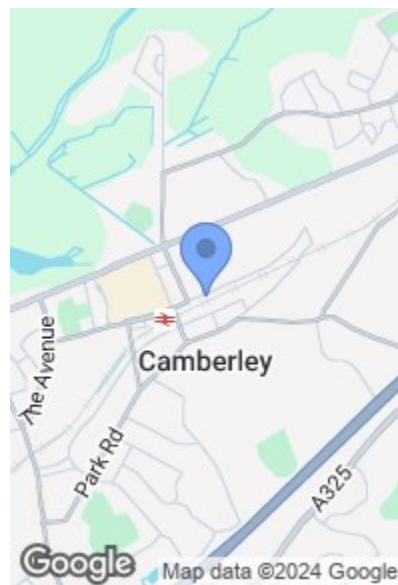
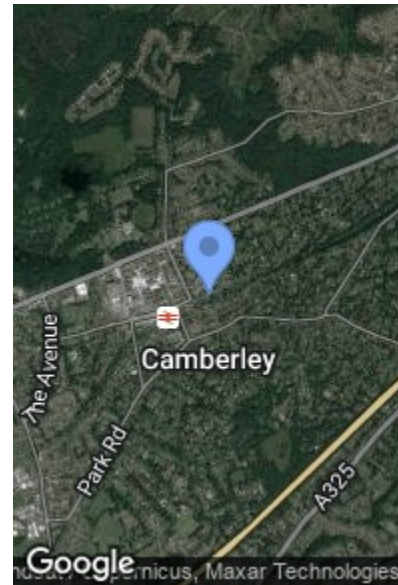


PORTESBERY ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £450,000

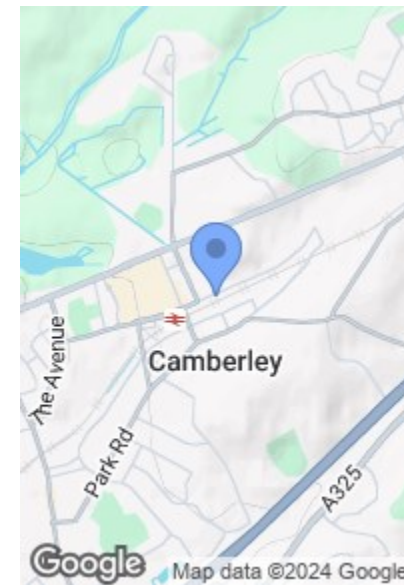
ROAD MAP



HYBRID MAP



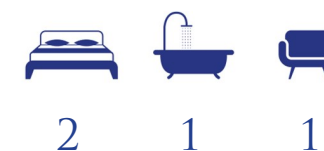
TERRAIN MAP



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	92-100		
B	81-91		
C	69-80		
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	





MAIN FEATURES

- Characterful Semi Detached Property
- Two Double Bedrooms
- Modern Four Piece Bathroom
- Walking Distance Of Camberley Town Centre
- Extremely Well Presented
- Well Maintained Garden
- Driveway Parking
- Spacious Kitchen With Separate Utility

FULL DETAILS

Entrance Hallway

Enter via front door, tiled flooring and stairs leading to the first floor with feature carpet runner & pewter metal rods.

Living Room

23'6 x 11'2 (7.16m x 3.40m)

Front aspect bay window with shutters. Log burner, TV unit with storage, understairs storage and new carpet flooring.

Kitchen

13'10 x 11'0 (4.22m x 3.35m)

Range of base and eye level units, oak surfaces, breakfast island, sink, Rangemaster cooker with five ring gas hob, extractor fan, slimline dishwasher, two velux windows and laminate flooring.

Utility

5'4 x 5'0 (1.63m x 1.52m)

Storage units, boiler and space for; fridge/freezer and washing machine.

WC

Wash hand basin, low level WC, heated towel rail and laminate flooring.

First Floor Landing

Wood flooring.

Bedroom One

14'0 x 10'6 (4.27m x 3.20m)

Front aspect double bedroom, access to the loft, shutters, feature fireplace, wardrobes and wood flooring.

Bedroom Two

11'0 x 9'0 (3.35m x 2.74m)

Rear aspect double bedroom, wardrobes and wood flooring.

Bathroom

Shower cubicle with rainfall showerhead and shower attachment, free standing roll top bath, low level WC, wash hand basin with granite surface and storage below, freestanding storage unit, partly tiled walls and tiled flooring.

To The Front

Driveway parking and permit parking along the road.

To The Rear

Well maintained garden comprising; mainly laid to lawn with patio areas. Shed, pergola and a range of mature trees and shrubs. Side access to the front of the property.

Council Tax

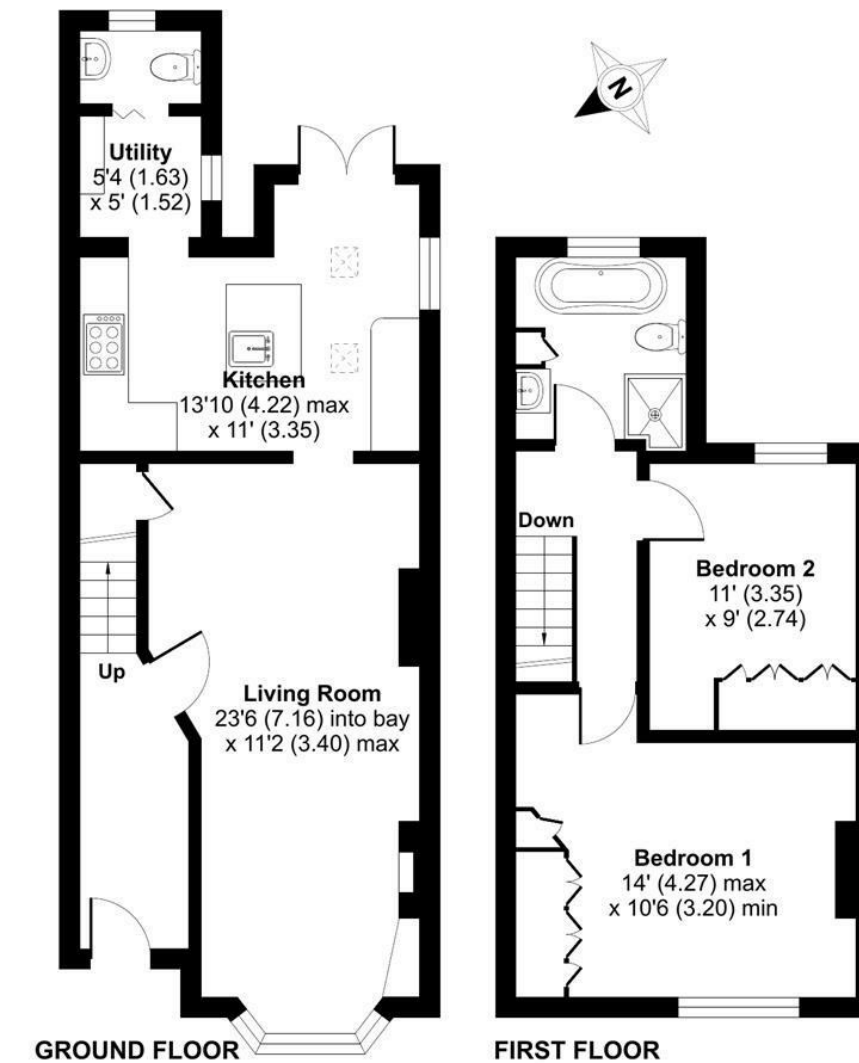
Band D.

FLOORPLAN

Portesbery Road, Camberley, GU15

Approximate Area = 857 sq ft / 79.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Knights Property Services. REF: 1189138



PORTESBERY ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - New to the market for sale is this very well presented characterful semi detached property, within very close proximity of Camberley town centre and all of its amenities. The ground floor comprising; living room, new kitchen with separate utility and a WC. There are two double bedrooms to the first floor along with a new four piece bathroom suite. In addition to driveway parking, there is a very well maintained rear garden with pergola and shed. The home is ideally situated for good commuter links as well as being close to The Meadows shopping centre with a large M&S and Tesco and a Next opposite. Camberley train station, Places Leisure and The Square shopping centre are within walking distance.