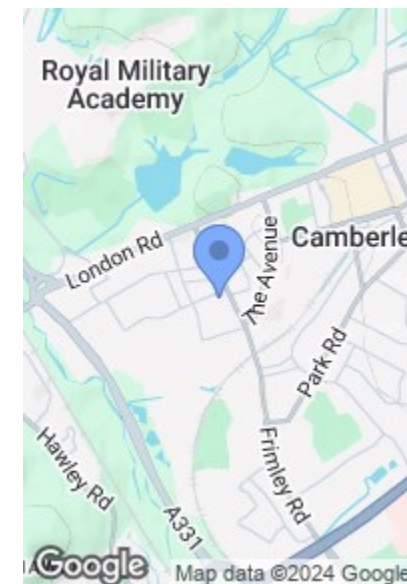
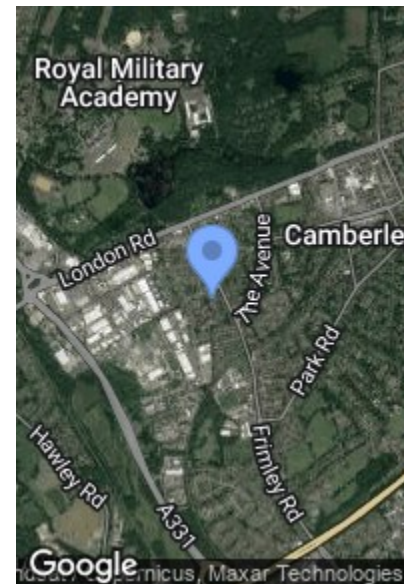
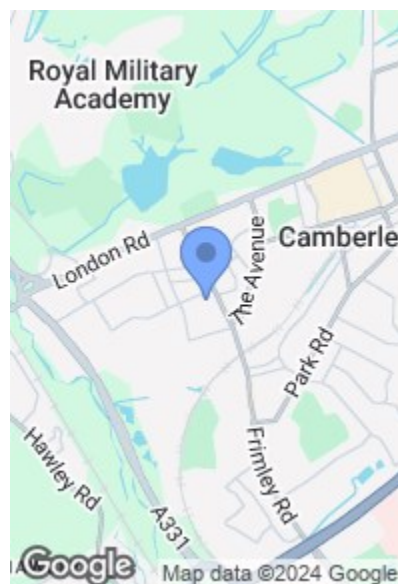


EATON ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £290,000

ROAD MAP

HYBRID MAP

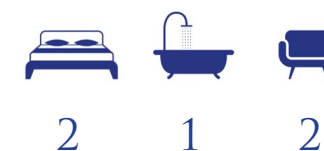
TERRAIN MAP



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		91
B	81-91		
C	69-80	71	
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

- Two Double Bedrooms
- Newly Fitted Boiler System
- External Storage
- Well Presented Throughout
- First Floor Bathroom Suite
- Freehold
- Easy Maintenance Rear Garden
- Modernized Kitchen
- Close To Camberley Town Centre

FULL DETAILS

Dining Room

11'0 x 10'7 (3.35m x 3.23m)

Enter via front door, coir matting entrance flooring, laminate flooring, neutrally decorated, fitted bookshelf and storage unit and door leading through to;

Reception Room

14'3 x 11'0 (4.34m x 3.35m)

Understairs storage cupboard, carpet flooring, neutrally decorated with a feature wall and stairs leading to the first floor.

Kitchen

12'4 x 5'9 (3.76m x 1.75m)

Range of base and eye level units, tiled flooring, roll edge work surface, integrated four ring gas hob and extractor fan, stainless steel sink with drainage area and mixer tap, integrated oven and space for; washer/dryer, dishwasher and fridge/freezer. There is also a brand new Worcester Bosch combi boiler system. Side aspect door leading to the garden space.

Landing Area

Neutrally decorated, carpet flooring and doors leading into all rooms.

Bedroom One

11'3 x 11'0 (3.43m x 3.35m)

Rear aspect double bedroom, neutrally decorated and carpet flooring.

En Suite

Tiled flooring, tiled from floor to ceiling, tiled enclosed bath with wall mounted shower, low level WC and sink.

Bedroom Two

16'0 x 11'0 (4.88m x 3.35m)

Front aspect double bedroom, neutrally decorated, laminate flooring and access into the loft space via a newly fitted loft hatch (loft is fully boarded and has a fitted ladder).

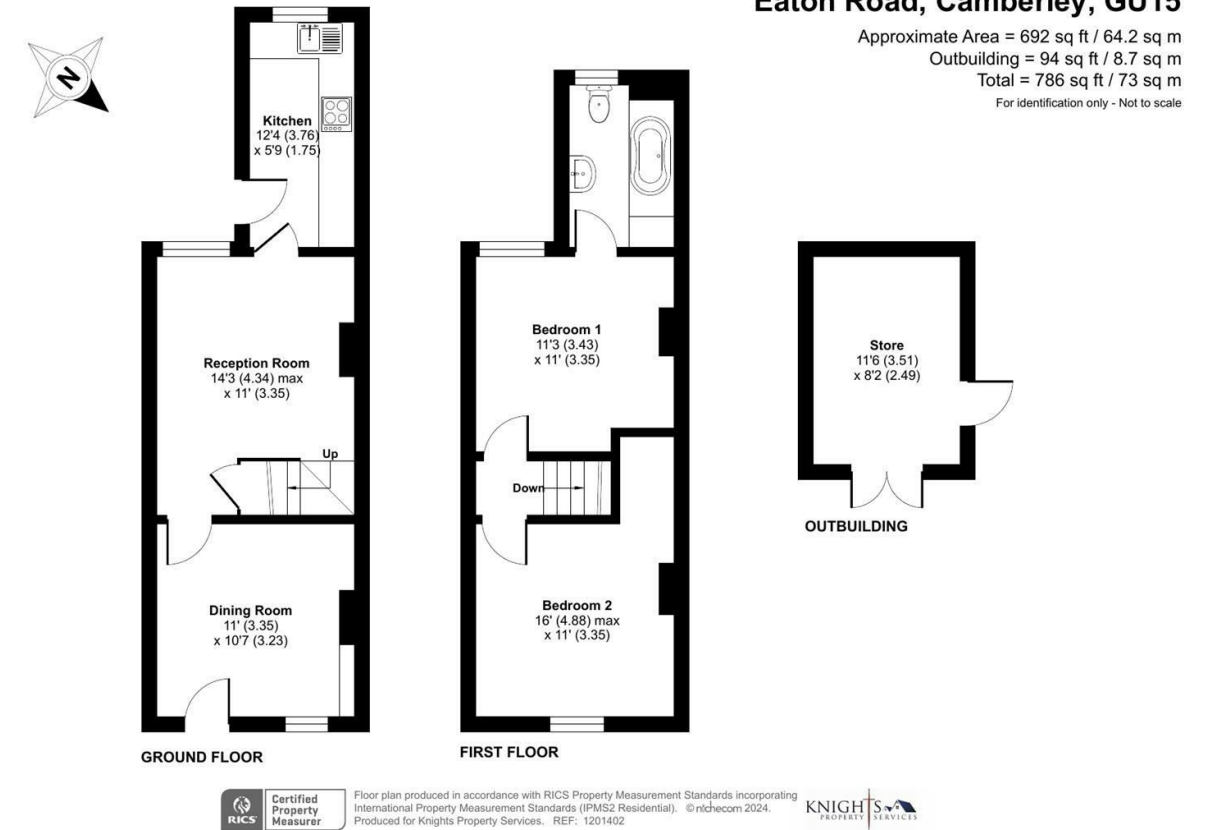
To The Rear

Garden space features a lean-to storage area, large decking space and lawned area with mature trees and shrubs. Rear access gate and shed with power and lighting. Second lean-to/bike storage area.

Council Tax

Band C.

FLOORPLAN



EATON ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - Knights are pleased to offer to the market this very well presented two double bedroom home in the heart of Camberley. The property has been very well maintained by the current owners and boasts a brand new combi boiler system, fitted this year. Internally the property has withheld many of its original character features, but also benefits from a modernized kitchen and fresh decoration throughout. Externally the garden is easily maintained, with a rear access gate as well as external storage with power and lighting available. The location is ideal for easy access to all amenities required for day-to-day living. Camberley town centre offers a wide range of shopping and leisure facilities and there are excellent transport links via Camberley train station, Blackwater train station, the M3 and A30.