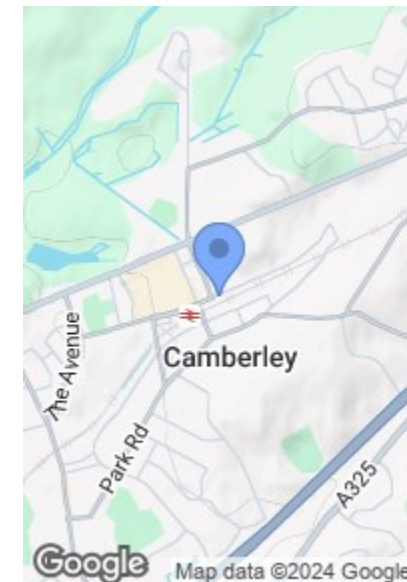
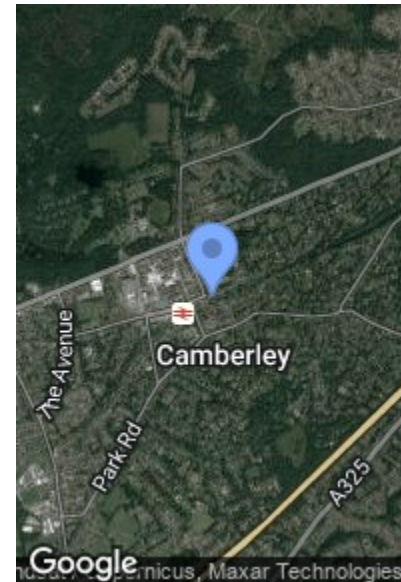
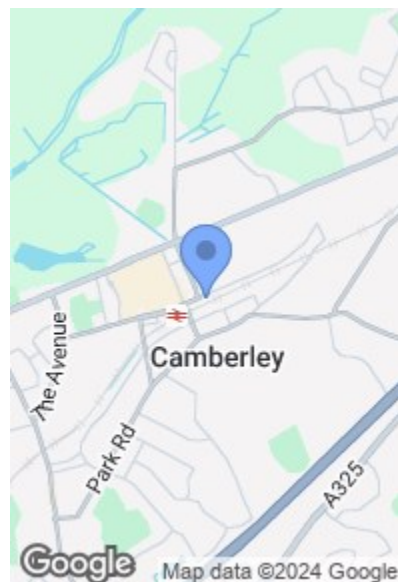


PORTESBERY ROAD, CAMBERLEY GU15  
OFFERS IN EXCESS OF £450,000

ROAD MAP

HYBRID MAP

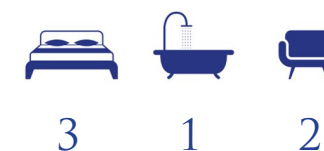
TERRAIN MAP



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			
92-100	A		89
81-91	B		
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







## MAIN FEATURES

- Characterful Semi Detached Property
- Three Bedrooms
- Very Well Presented
- New Heating System
- Walking Distance Of Camberley Town Centre
- Driveway Parking
- Good-Size Rear Garden
- Rewired Throughout
- Great Transport Links

## FULL DETAILS

### Entrance Hallway

Enter via front door and Amtico flooring.

### Living Room

13'2 x 11'0 (4.01m x 3.35m)

Bay window with shutters. Log burner and Amtico flooring. Leading through into;

### Dining Room

12'0 x 9'0 (3.66m x 2.74m)

Amtico flooring and doors leading to the rear garden. Understairs storage and newly carpeted stairs leading to the first floor.

### Kitchen

9'2 x 7'10 (2.79m x 2.39m)

Range of base and eye level units, sink, fridge/freezer, four ring gas hob, oven/grill, microwave and washing machine. Tiled flooring and door leading to the rear garden.

### Bathroom

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

### First Floor Landing

New carpet flooring. Access to boarded loft.

### Bedroom One

14'6 x 10'10 (4.42m x 3.30m)

Front aspect, feature fireplace and carpet flooring.

### Bedroom Two

11'11 x 9'0 (3.63m x 2.74m)

Rear aspect and carpet flooring.

### Bedroom Three

9'0 x 8'0 (2.74m x 2.44m)

Side aspect and carpet flooring.

### To The Rear

Mainly laid to lawn with patio area, shingled area, mature planting and shed.

### To The Front

Driveway parking.

### Council Tax

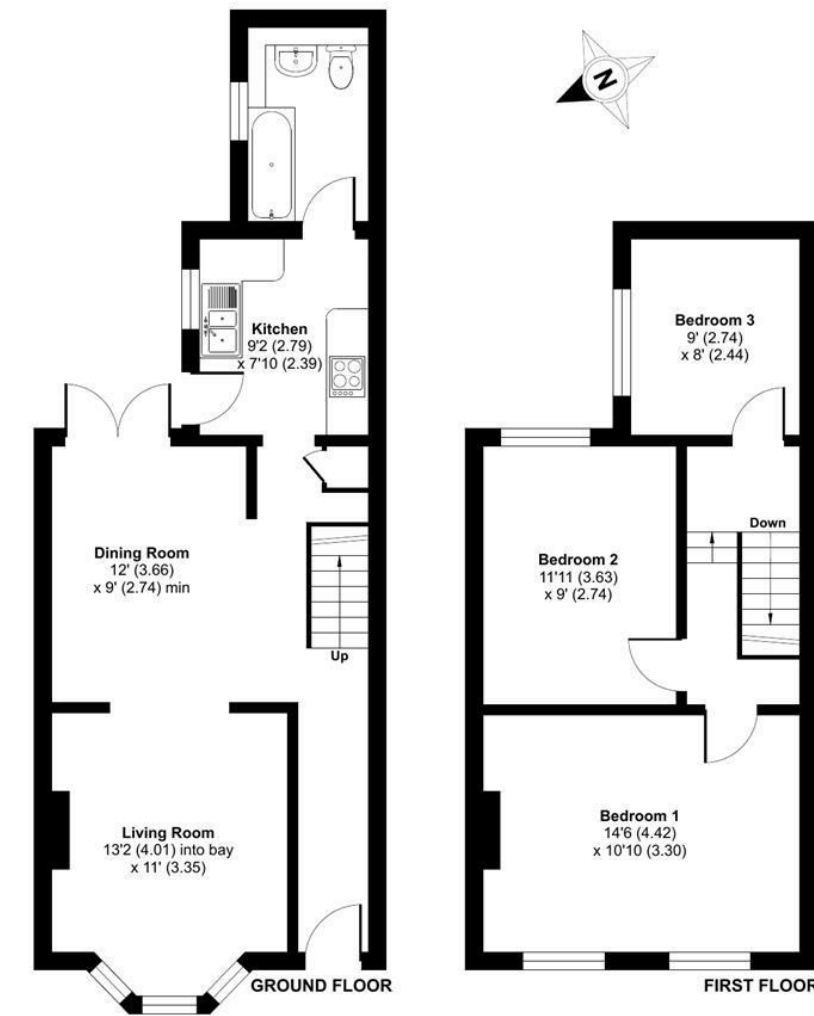
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## FLOORPLAN

### Portesbery Road, Camberley, GU15

Approximate Area = 915 sq ft / 85 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. KNIGHTS PROPERTY SERVICES. REF: 1209316

## PORTESBERY ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES - For sale is this very well presented characterful semi detached property. The ground floor comprising; living room leading through to the dining room, kitchen and bathroom. There are three good-size bedrooms to the first floor. Externally the property boasts driveway parking and a spacious rear garden with shed. The property has had a new heating system installed as well as being recently rewired.

The home is within walking distance of Camberley town centre and its wide range of amenities such as the train station, The Square shopping centre and Places Leisure. The Meadows shopping centre, with a large M&S and Tesco and a Next opposite, is also within close proximity.