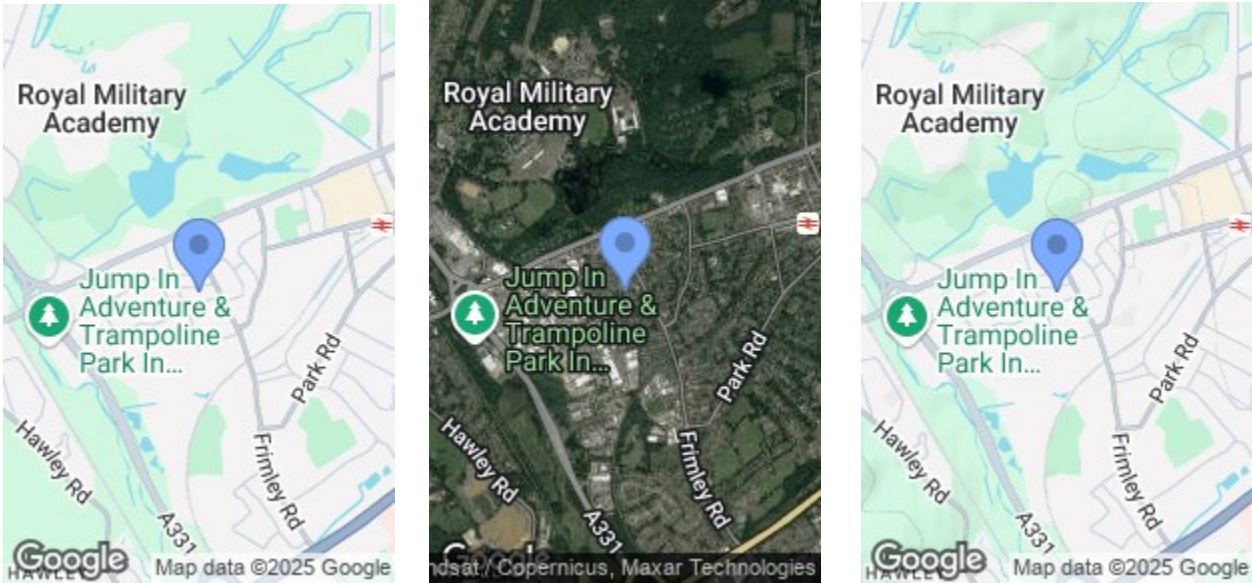


ROAD MAP

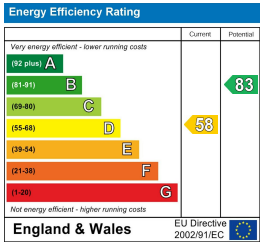
HYBRID MAP

TERRAIN MAP



MOORLANDS PLACE, CAMBERLEY GU15  
OFFERS IN EXCESS OF £425,000

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54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightspropertyservices.com](http://www.knightspropertyservices.com)







## MAIN FEATURES

- No Onward Chain
- Three Double Bedrooms
- Characterful Property
- Two Reception Rooms
- Walking Distance Of Camberley Town Centre

- Off-Road Parking
- Large Garden
- Good Transport Links
- South Facing Garden

## FULL DETAILS

### Entrance Hallway

Enter via door and stairs leading to the first floor.

### Living Room

23'4 x 11'2 (7.11m x 3.40m)

Dual aspect, cast iron fireplace and wood flooring.

### Dining Room

12'0 x 11'0 (3.66m x 3.35m )

Cast iron fireplace and wood flooring.

### Kitchen

11'4 x 8'0 (3.45m x 2.44m )

Range of base and eye level units, sink, dishwasher, four ring gas hob, oven and extractor hood. Door leading outside.

### Utility

4'11 x 4'7 (1.50m x 1.40m)

Linoleum flooring and space for; washing machine.

### WC

Low level WC.

### First Floor Landing

Carpet flooring.

### Bedroom One

12'0 x 11'1 (3.66m x 3.38m)

Double bedroom, wardrobes, storage cupboard and carpet flooring.

### Bedroom Two

12'0 x 10'8 (3.66m x 3.25m)

Double bedroom, storage space, storage cupboard and carpet flooring.

### Bedroom Three

12'10 x 7'11 (3.91m x 2.41m)

Double bedroom and linoleum flooring.

### Bathroom

Wash hand basin, low level WC, shower cubicle, bath, storage, partly tiled walls and tiled flooring.

### Garden

Mainly laid to lawn with mature planting. Areas laid to slate and access to off-road parking.

### Council Tax

Band C.

## FLOORPLAN



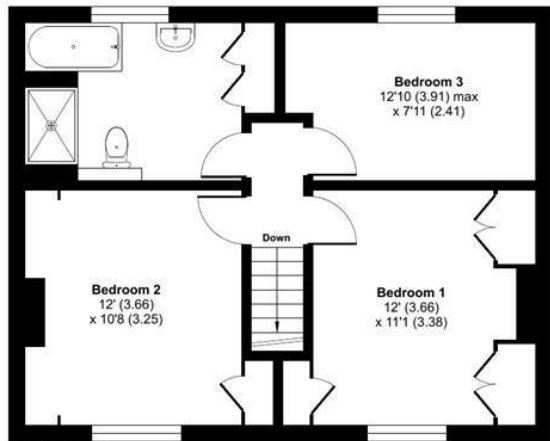
### Moorlands Place, Camberley, GU15

Approximate Area = 1123 sq ft / 104.3 sq m

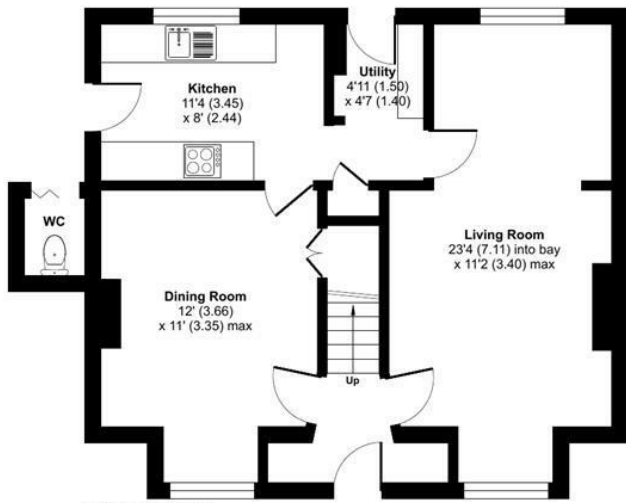
WC = 12 sq ft / 1.1 sq m

Total = 1135 sq ft / 105.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. KNIGHTS PROPERTY SERVICES. REF: 1225536

## MOORLANDS PLACE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES \*\*NO ONWARD CHAIN\*\*SCOPE TO EXTEND STPP\*\* Dating back to 1889 and situated in a quiet cul-de-sac location, stands this unique character cottage for sale. The ground floor boasts a spacious living room, dining room, kitchen, utility area and external WC. There are three good-size bedrooms to the first floor along with a four piece bathroom. Additional features to note include off-road parking to the front of the property and the back. There is a private garden approximately 100ft in length. The property, which is being sold with no onward chain, is within walking distance of Camberley town centre with its wide range of amenities as well as being ideally situated for good transport links.