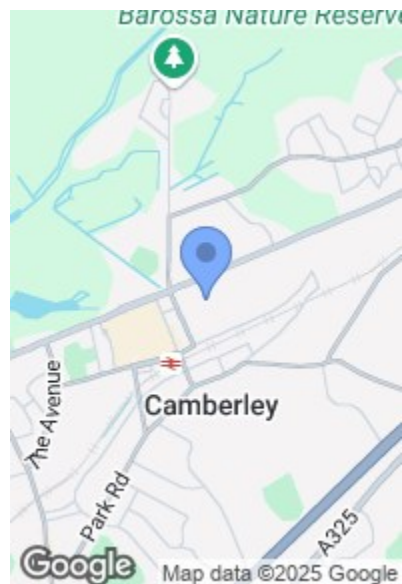
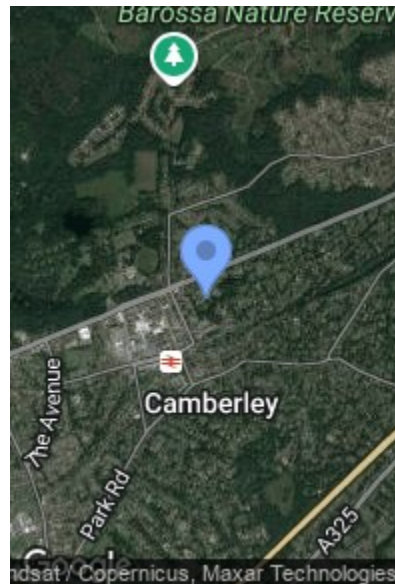


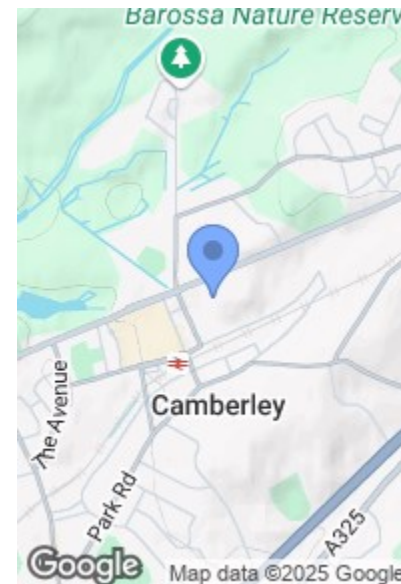
ROAD MAP



HYBRID MAP



TERRAIN MAP



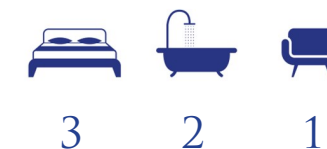
LANCASTER DRIVE, CAMBERLEY GU15
OFFERS IN EXCESS OF £400,000

Camberley 01276 539111
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54 Obelisk Way, Camberley, Surrey GU15 3SG
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (82 plus)		88
B (81-81)		
C (69-80)	72	
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

- No Onward Chain
- Three Bedrooms
- Well Presented
- En Suite To Bedroom One
- Great Transport Links
- Easy Maintenance Rear Garden
- Garage (With Additional Parking Space In Front)
- Two Allocated Parking Spaces
- Walking Distance Of Town Centre
- Cul-De-Sac Setting With Park

FULL DETAILS

Entrance Hall

Enter via door, carpet flooring and stairs leading to the first floor.

WC

Low level WC and wash hand basin.

Kitchen

Range of base and eye level units, sink, hob, oven, extractor hood and space for; fridge/freezer, washing machine and dishwasher. Partly tiled walls.

Living/Dining Room

Understairs storage, carpet flooring and door leading to the rear garden.

First Floor Landing

Carpet flooring and access to the loft via hatch.

Bedroom One

Front aspect, wardrobes and carpet flooring. Door leading through to;

En Suite

Shower cubicle, low level WC, wash hand basin and partly tiled walls.

Bedroom Two

Rear aspect and carpet flooring.

Bedroom Three

Rear aspect and carpet flooring.

Bathroom

Bath, low level WC, wash hand basin and partly tiled walls.

To The Rear

Mainly laid to lawn with patio area.

Council Tax

Band E.

Additional Information

Garage in a block (with additional parking space in front). Two allocated parking spaces.

FLOORPLAN



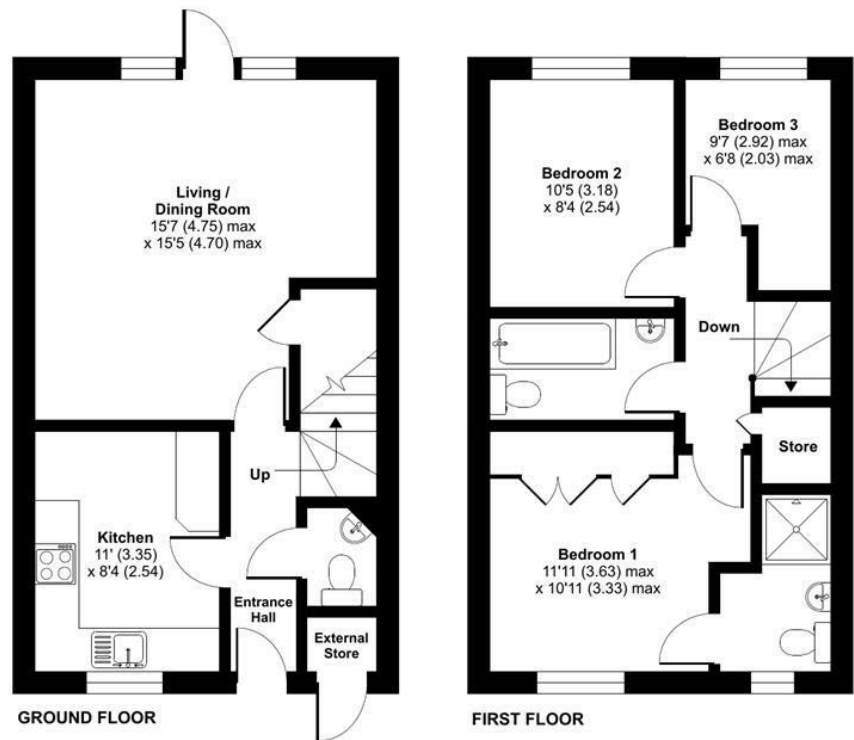
Lancaster Drive, Camberley, GU15

Approximate Area = 830 sq ft / 77.1 sq m

External Store = 7 sq ft / 0.6 sq m

Total = 837 sq ft / 77.7 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 2025. KNIGHTS PROPERTY SERVICES

LANCASTER DRIVE, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** New to the market for sale is this well presented home, situated in a popular location, within walking distance of Camberley town centre. The ground floor comprising; living/dining room, kitchen and WC. To complete the property internally there is a bathroom and three bedrooms with an en suite to bedroom one. The home, which is being sold with no onward chain, has an easy maintenance rear garden as well as a garage in a block (with additional parking space in front) and two allocated parking spaces. Camberley town centre has a great range of amenities including Places Leisure, train station and The Square shopping centre. The property is also ideally situated for great commuter links via the A30 and M3.