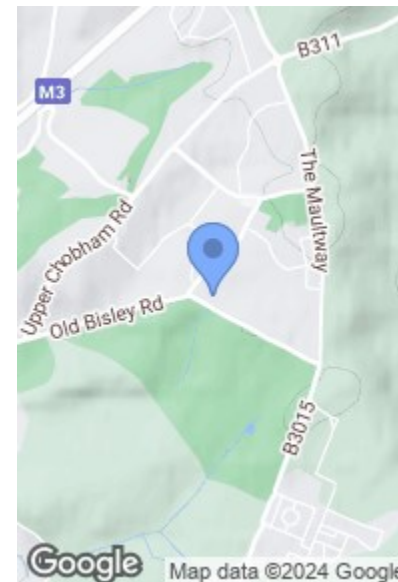
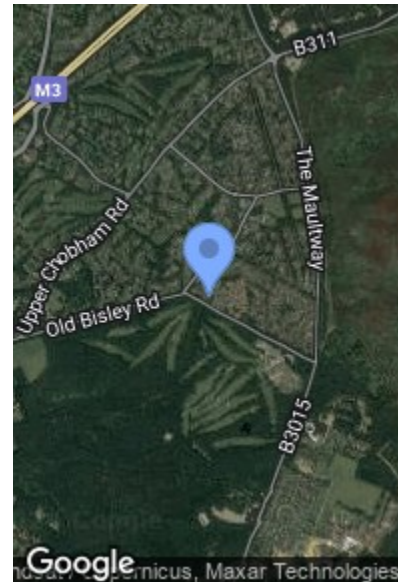
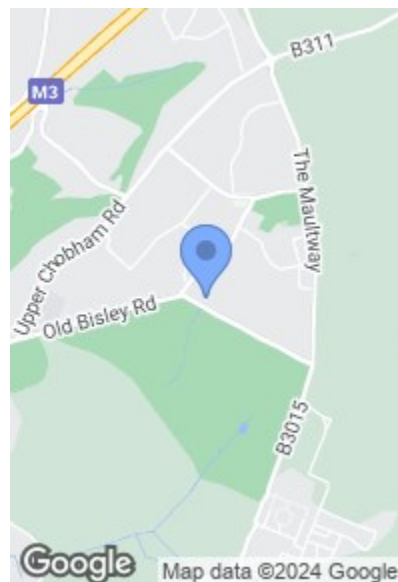


ROAD MAP

HYBRID MAP

TERRAIN MAP

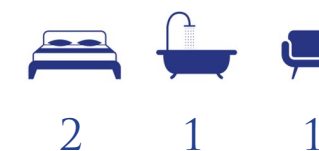


MAGUIRE DRIVE, FRIMLEY, CAMBERLEY GU16
OFFERS IN EXCESS OF £300,000

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		89
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

- Very Well Presented House
- Two Bedrooms
- Modern Kitchen & Bathroom
- New Boiler (Approx. One & A Half Years Old)
- New Front Door & Double Glazed Windows
- Close To Well Regarded Schools
- Cul-De-Sac Setting
- Communal Parking
- Close To Local Amenities
- Spacious & Private Communal Garden

FULL DETAILS

Entrance Hallway

Enter via new front door, newly laid carpeted stairs leading to the first floor and laminate flooring.

Kitchen

9'7 x 5'0 (2.92m x 1.52m)

Range of base and eye level units, sink, four ring gas hob, extractor fan, oven and space for; washing machine and tumble dryer. New boiler (approx. one year old) and tiled flooring.

Reception Room

13'0 x 9'7 (3.96m x 2.92m)

Feature wall and laminate flooring. Understairs storage cupboard.

First Floor Landing

New carpet flooring and storage cupboards.

Bedroom One

10'6 x 10'0 (3.20m x 3.05m)

Carpet flooring and wardrobe with sliding doors.

Bedroom Two

7'0 x 6'2 (2.13m x 1.88m)

Cupboard and carpet flooring.

Bathroom

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

Communal Garden

Mainly laid to lawn surrounded by mature planting.

Council Tax

Band C.

Additional Information

We have been advised by the owners that there is a monthly development fee of approximately £35 per month.

FLOORPLAN



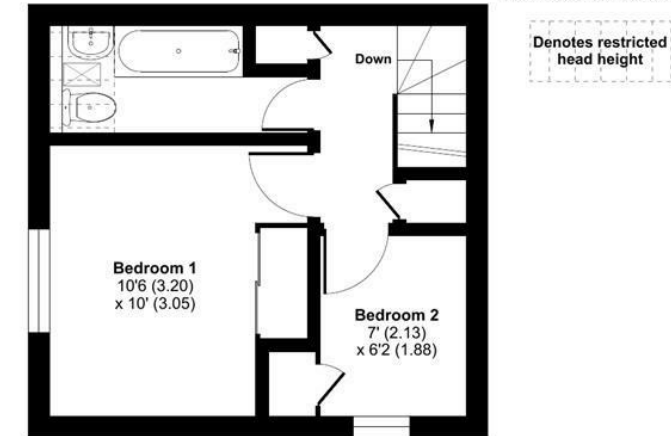
Maguire Drive, Frimley, Camberley, GU16

Approximate Area = 480 sq ft / 44.5 sq m (exclude store)

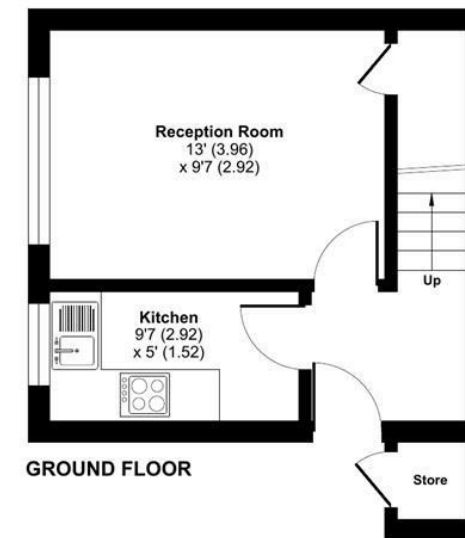
Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 490 sq ft / 45.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Knights Property Services. REF: 1178419



MAGUIRE DRIVE, FRIMLEY, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - New to the market for sale is this very well presented two bedroom house on Maguire Drive situated in a cul-de-sac setting, which is close to well regarded schools, woodlands and local amenities. This home has recently undergone many improvements by the current owners such as a new boiler (approximately one and a half years ago), new double glazed windows, new front door and newly laid carpet to the stairs and first floor landing. The property comprising; kitchen, reception room, two bedrooms and a bathroom. Another great feature to note is the spacious and well maintained private communal garden.

The property is also conveniently situated close to Pine Ridge golf club, Camberley town centre, Frimley Park hospital and great commuter links.