



Nym Close | Camberley | Surrey | GU15 3HG

Guide Price £425,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Nym Close | Camberley  
Surrey | GU15 3HG  
Guide Price £425,000

This wonderful three bedroom end-terraced home was only built in 2018 and is offered to the market with NO CHAIN complications.

- Walking Distance to Town Centre
- En-suite to master
- Recently Constructed
- No Onward Chain
- Three double bedrooms
- Further family bathroom
- Allocated parking space
- Council Tax Band D

## Outside

To the rear of the property is a panel enclosed rear garden mainly laid to lawn. To the front of the house is a communal parking area for the residents of the development where one allocated parking space is available.





No Onward  
Chain



## Location

Nym Close is a popular modern development located within walking distance to both Camberley town centre and train station. Camberley town benefits from the Atrium development offering cinema, bowling and restaurants and ample shopping within the mall.

## Description

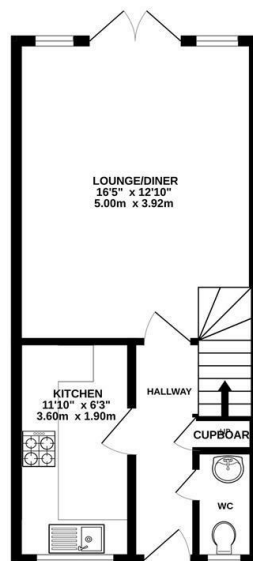
This wonderful three bedroom end-terraced home was only built 2018.

As you enter the property you see that the attention to details to the finish of the home was carefully thought through, with a separate kitchen with built in appliance and well sized living / dining room leading to the rear garden via patio doors, the ground floor also provides a WC and storage.

To the first floor you find two good size double bedrooms and a family bathroom also with a en suite to the master bedroom. The second floor accommodates a the largest of the three double bedroom and access to storage with in the loft.



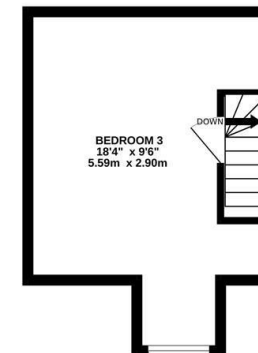
GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.

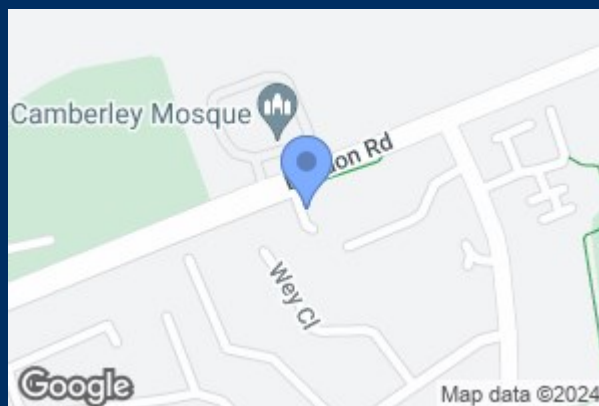


2ND FLOOR  
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			93
(91-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(14-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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