



Nym Close | Camberley | Surrey | GU15 3HG

Price Guide £415,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Nym Close | Camberley  
Surrey | GU15 3HG  
Price Guide £415,000

This modern three bedroom end-terraced home was built 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

### Accommodation

This modern home is approached by a entrance hall with a downstairs cloakroom and storage cupboard. The front aspect Kitchen has a good range of cabinets and fitted appliances and the rear aspect Living Room has French doors to the rear garden. On the first floor, two double bedrooms are served by a bathroom and a stairs to the 2nd floor lead to a 18ft bedroom.



No Onward  
Chain



### 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.

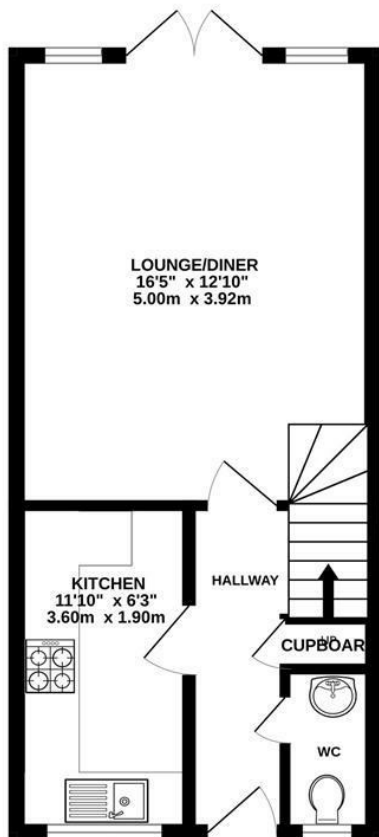
### Location

Situated in a cul-de-sac convenient for the A30 and Camberley Town Centre. The town has a good selection of retailers and The Atrium has Cinema and several restaurants.





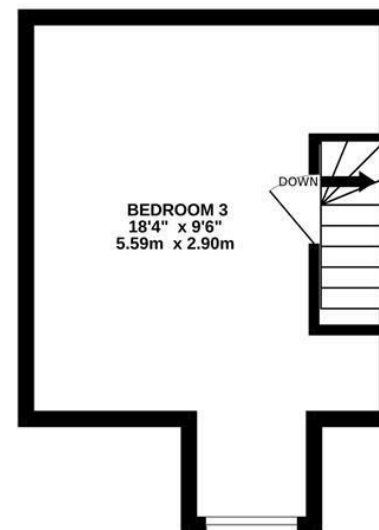
GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



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		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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