



Old Pond Close | Camberley | Surrey | GU15 2SL

Price Guide £275,000 Freehold

Waterfords W
Residential Sales & Lettings

Old Pond Close | Camberley Surrey | GU15 2SL Price Guide £275,000

A festive AI image to celebrate the Christmas holidays.

Situated in a cul-de-sac location, this two bedroom terraced house requires a degree of updating, but enjoys a good sized secluded garden and offers no onward chain.

- Two bedroom
- Living room
- Kitchen
- Secluded garden
- No onward chain

Accommodation

This well balanced two bedroom home is approached by an entrance hall porch with a storage cupboard, a further door opens to a good sized living room and this leads to the kitchen, which is fitted with a range of shaker styled cabinets, with fitted appliances and appliance space. A door leads to the garden. Upstairs, the landing with airing cupboard, leads to two bedrooms, both served by a white bathroom. NB: The property is unfurnished and would benefit from a degree of updating and redecoration, to show the potential, several images are CGI's (computer generated images)



No onward chain



Location

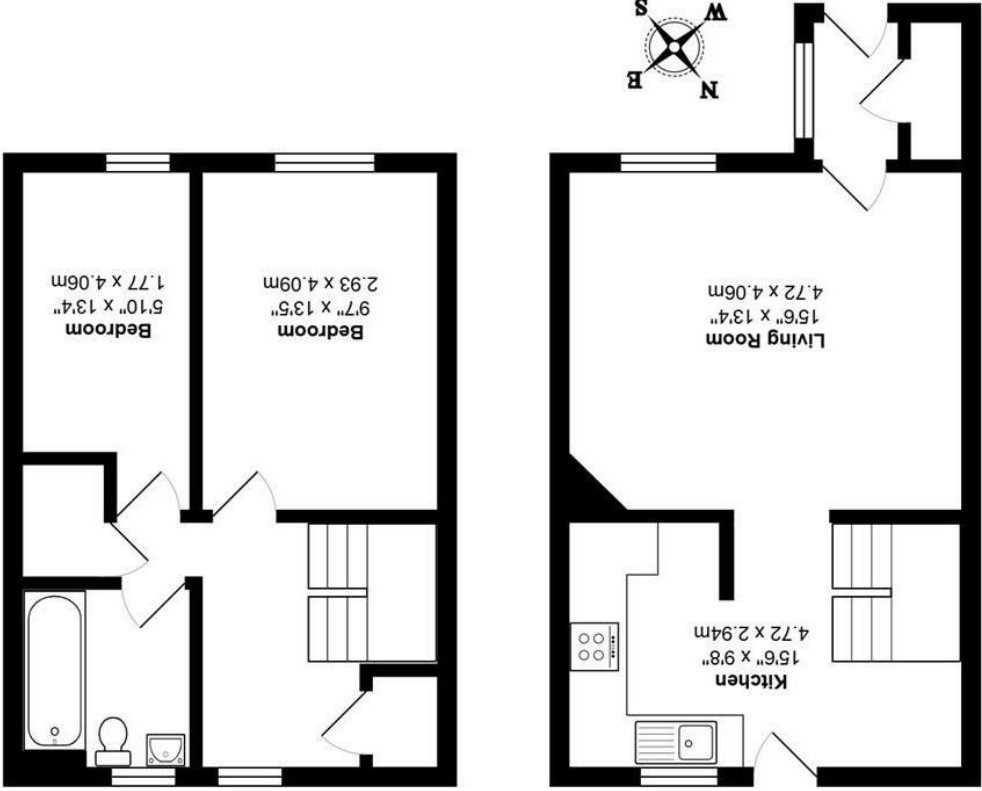
Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.

Outside

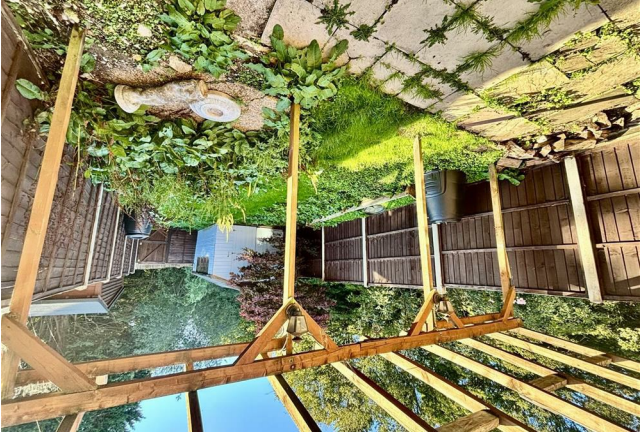
The front garden leads to the front porch. To the rear of the house is a patio which leads to a secluded south westerly facing garden with a shed to the rear. A gate to the rear gives pedestrian access to the front of the terrace.



Old Pond Close, Camberley, GU15 2SL



Total Area: 783 ft² ... 72.7 m²
All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-91)
Very energy efficient - lower running costs	
90	
42	

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