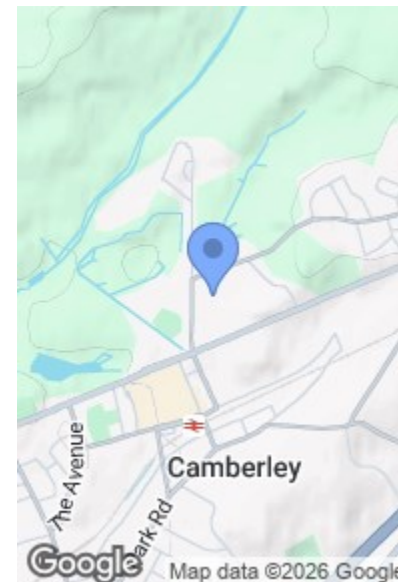
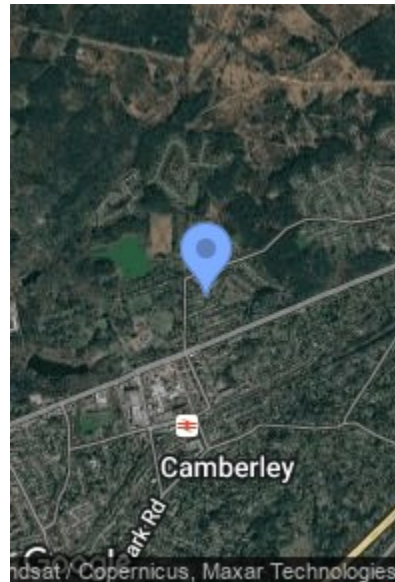
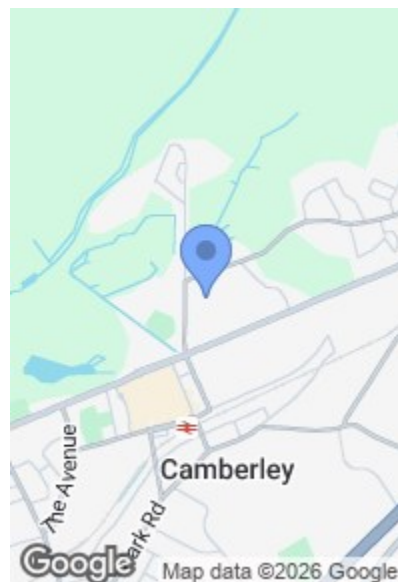




ROAD MAP

HYBRID MAP

TERRAIN MAP



BAROSSA ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £375,000

Camberley 01276 539111
Email: enquiries@knightspropertyservices.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightspropertyservices.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	73	79
EU Directive 2002/91/EC		





MAIN FEATURES

- No Onward Chain
- Three Bedrooms
- Undergone Lots Of Improvements
- Close To Local Amenities, Schools & Transport Links
- Semi Detached Property
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Good-Sized Rear Garden With New Patio Areas

FULL DETAILS

Hall
Enter via door and stairs leading to the first floor.

Living Room
Dual aspect, shutters, laminate flooring and log burner.

Dining Room
Understairs storage, shutters and laminate flooring.

Kitchen
Range of base and eye level units, cooker, extractor fan, fridge, freezer, slimline dishwasher and space for washing machine. Laminate flooring and door leading to the garden.

First Floor Landing
Carpet flooring.

Bedroom One
Storage, wardrobe with sliding doors and carpet flooring.

Bedroom Two
Storage and carpet flooring.

Bedroom Three
Carpet flooring.

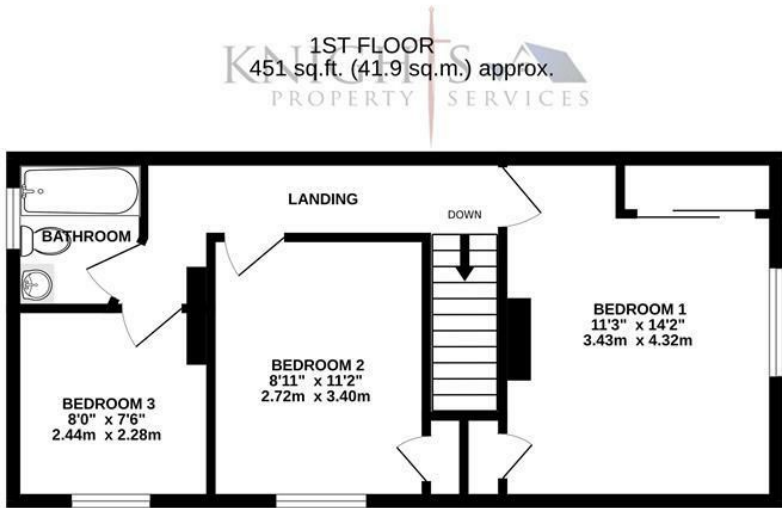
Bathroom
Bath with shower, low level WC, wash hand basin with storage below, heated towel rail, tiled flooring and tiled walls.

Garden
Mainly laid to lawn with sleeper borders. Shed and two areas of newly laid patio.

To The Front & Side
Shingle, picket fencing and gate with path leading to the door.

Council Tax
Band C.

FLOORPLAN



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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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BAROSSA ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**** Situated along Barossa Road in Camberley is this very well presented and well looked after semi detached house, which presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms and two inviting reception rooms, perfect for both relaxation and entertaining. To complete the property internally there is a modern kitchen and bathroom. The interior of the home has been thoughtfully improved, featuring new laminate flooring alongside a cosy log burner. Step outside to discover a good-sized garden, where there are two new patio areas. The owners have also added new shingle to the front and side, enhancing the property's curb appeal. The home, which is being sold with no onward chain, is ideally situated for Barossa Woods, in addition to local schools and amenities. Furthermore, Camberley town centre is just a short distance away, providing a variety of shops, restaurants and leisure facilities. The property is also situated for good transport links.