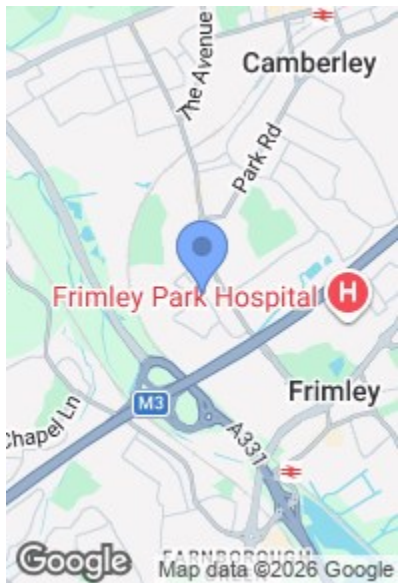




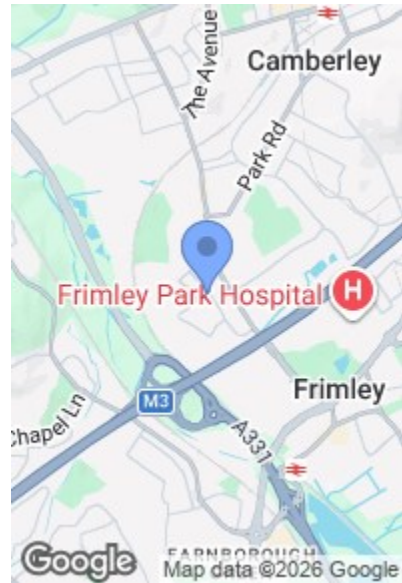
ROAD MAP



HYBRID MAP



TERRAIN MAP



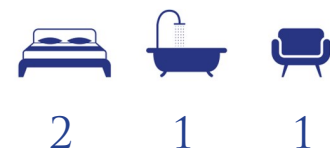
JAMES ROAD, CAMBERLEY GU15
OFFERS IN EXCESS OF £300,000

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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	EU Directive 2002/91/EC	





MAIN FEATURES

- Two Double Bedrooms
- Recently Refurbished
- Private Spacious Garden
- First Floor Maisonette
- Beautifully Presented
- No Onward Chain

FULL DETAILS

Entrance Hallway

Enter via front door, stairs leading to the first floor

First Floor Landing

Laminate flooring, neutrally decorated, doors leading to all rooms.

Kitchen

Tiled flooring, Range of base & eye level units, integrated dishwasher, integrated fridge/freezer, integrated oven & grill, four ring gas hob, space for under counter washing machine.

Lounge

Laminate flooring, neutrally decorated, large living room

Bedoom One

Rear aspect double bedroom, fitted wardrobe available, neutrally decorated, laminate flooring.

Bedroom Two

Front aspect double bedroom, neutrally decorated, laminate flooring.

To The Front

Driveway parking available for multiple vehicles, path leading up to the front door

To The Side

Large enclosed rear garden, mainly laid to lawn, garden summer house available for storage with lighting, outdoor brick building available for further storage

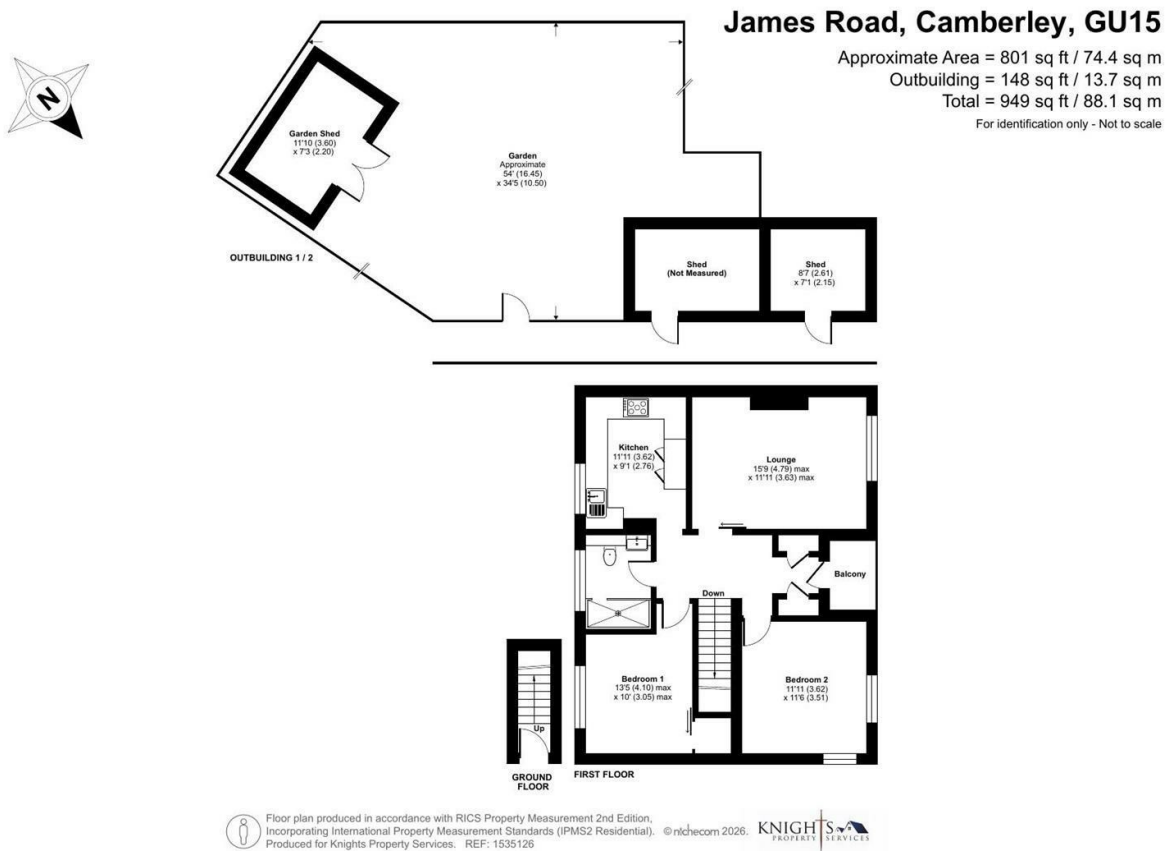
Garden Shed

Outdoor Storage available with lighting.

Bathroom

Tiled wall & flooring, heated tower rail, low level WC, Wash hand basin, double shower cubicle.

FLOORPLAN



JAMES ROAD, CAMBERLEY GU15

KNIGHTS PROPERTY SERVICES -NO ONWARD CHAIN A beautifully presented two bedroom maisonette. The property has undergone improvements by the current owners, it benefits from a spacious garden, ideal for outdoor entertaining and relaxation, as well as an impressive driveway providing ample off-road parking. The lease is currently being renewed. This is an excellent opportunity to acquire a well-maintained home with generous outdoor space and exceptional parking.