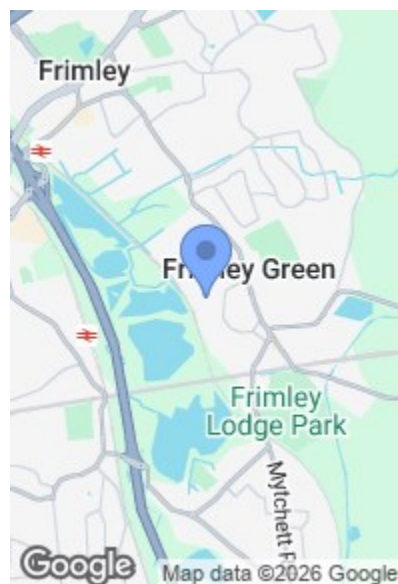


GRESHAM WAY, FRIMLEY GREEN, CAMBERLEY GU16
OFFERS IN EXCESS OF £450,000

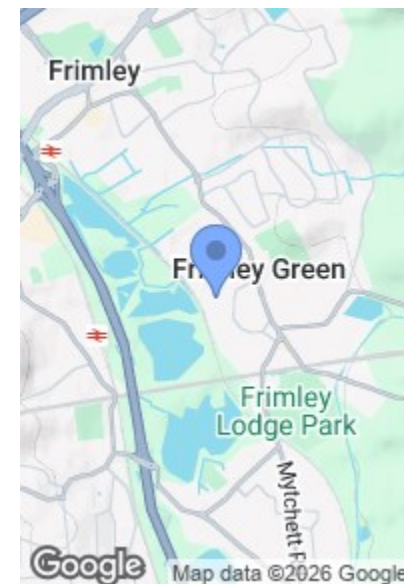
ROAD MAP



HYBRID MAP



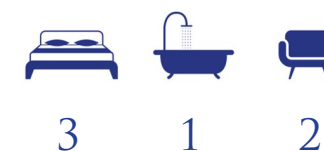
TERRAIN MAP



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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (81-91)	86
B (69-80)	
C (55-68)	69
D (49-54)	
E (39-48)	
F (29-38)	
G (1-28)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



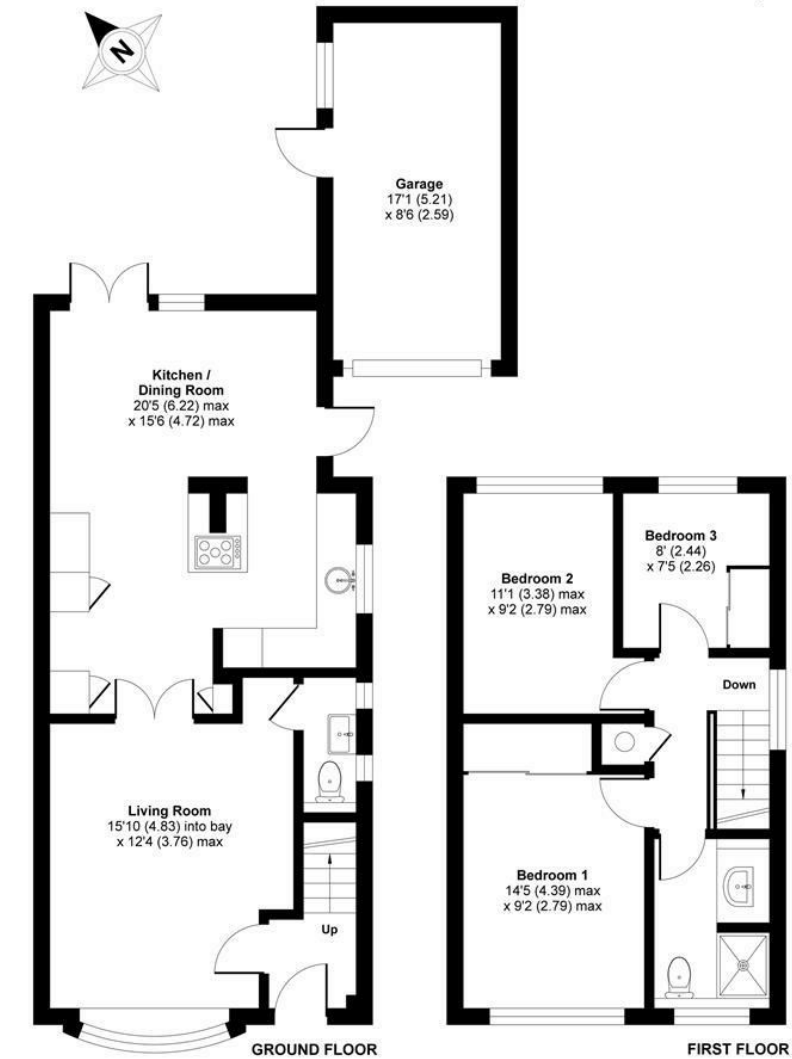


FLOORPLAN

Gresham Way, Frimley Green, Camberley, GU16

Approximate Area = 1087 sq ft / 101 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2021. Produced for Knights Property Group. REF: 716425

MAIN FEATURES

- Semi Detached Property
- Very Well Presented
- Three Bedrooms
- Open Plan Modern Kitchen/Dining Room
- Close To Frimley Lodge & Basingstoke Canal
- Well Maintained Rear Garden
- Driveway Parking
- Modern Shower Room
- Close To Local Schools

FULL DETAILS

Entrance Hallway

Enter via front door, stairs leading to the first floor, carpet flooring and door leading through to the;

Living Room

Front aspect and carpet flooring.

WC

Low level WC and wash hand basin.

Kitchen/Dining Room

Open plan, fitted with a range of base and eye level units, granite work surfaces and space for; fridge/freezer. Five ring gas hob, extractor hood, electric fan assisted oven, dishwasher and microwave.

Sink with waste disposal, partly tiled walls, tiled flooring, doors leading to the rear garden and door leading to the side of the property.

First Floor Landing

Access to the airing cupboard, carpet flooring and access to the loft.

Bedroom One

Front aspect, wardrobe and carpet flooring.

Bedroom Two

Rear aspect and carpet flooring.

Bedroom Three

Rear aspect, wardrobe and carpet flooring.

Shower Room

Shower cubicle, low level WC, wash hand basin, heated towel rail, partly tiled walls and tiled flooring.

To The Front

Front garden and driveway parking.

To The Rear

Mainly laid to lawn with decking area and sleepers.

Garage

Up and over door.

Council Tax

Band D.

GRESHAM WAY, FRIMLEY GREEN, CAMBERLEY GU16

KNIGHTS PROPERTY SERVICES - Situated along Gresham Way in Frimley Green is this very well presented three bedroom semi detached house now available for sale. Ideally located, the property is close to Frimley Green village, offering a good selection of local amenities as well as local schools. Commuters will appreciate the close proximity to train stations and road links. Frimley Lodge Park and the Basingstoke Canal are also close by.

The ground floor boasts a living room, convenient WC and an extended open plan kitchen/dining room. As you ascend to the first floor, there are three well-proportioned bedrooms and a modern shower room. Externally, the property continues to impress with driveway parking and a garage. There is also a good-sized and well maintained rear garden.