

# 31 Lorraine Road CAMBERLEY, GU15 4EF



**£220,000** Leasehold



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>		74	76
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	



A spacious two bedroom ground floor Maisonette conveniently situated to local shops and schools with Camberley town centre being within approximately 1.5 miles and access to the M3 motorway at nearby Bagshot. The accommodation comprises of two double bedrooms with double wardrobes, 17'8 Kitchen/breakfast room, lounge and bathroom, outside are communal gardens with a shed and allocated parking. The property benefits from having gas fired central heating, sealed unit double glazing and no onward chain.

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



Registered Office: 13 Claremont Avenue,  
Camberley, Surrey GU15 2DR  
Registered No. 8078018 England and Wales

luffandwilkin.co.uk  
info@luffandwilkin.co.uk  
tel 01252 838 899 fax 01252 838 858  
1 Guildford Road, Frimley Green, Surrey GU16 6NL

### **Covered Entrance Porch**

Bin storage cupboard, door to -

### **Entrance Hall**

Radiator, covered ceiling, telephone point, double built in storage cupboard.

### **Double Aspect Lounge**

16' 8" x 11' 8" (5.08m x 3.56m) Wood effect laminate floor, double radiator, sealed unit double glazing to the side and rear aspect, half glazed door leading to the rear communal garden.

### **Kitchen/Breakfast Room**

17' 8" x 8' 7" (5.38m x 2.62m) Single drainer sink unit, adjoining work tops, space and plumbing for a washing machine, high and low level units in a light wood colour, built in four burner gas hob with oven below, pull out cooker hood, wall mounted 'Ideal' gas fired boiler for the central heating, double radiator, inset ceiling spot down lighters, sealed unit double glazed windows to the front.

### **Bedroom One**

12' 11" x 10' 2" (3.94m x 3.10m) Double built in wardrobe, radiator, covered ceiling, rear aspect double glazed windows.

### **Bedroom Two**

13' 3" x 9' (4.04m x 2.74m) Double built in wardrobe, covered ceiling, radiator, front aspect double glazing.

### **Bathroom**

White suite comprising of a panelled bath, pedestal wash basin, low level wc. part tiled walls, radiator, frosted double glazing to the side elevation.

### **Outside**

#### **Rear Communal gardens**

Mainly laid to lawn with numbered timber shed, side access with gate leading to -

#### **Front Garden**

Small area of lawn.

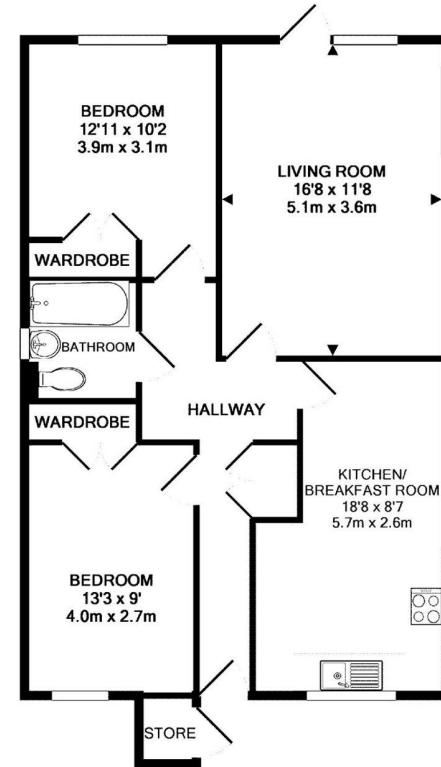
### **Parking**

Allocated parking space.

### **VIEWING**

Strictly by appointment with Luff & Wilkin telephone 01252 838899.

Office Hours - Monday to Friday 9am - 6pm (usually later) Saturdays 9am - 5pm



TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019