

10 St. Peters Way, Frimley,
CAMBERLEY. GU16 9BG.

£350,000 Freehold



A three bedroom semi detached house in need of some refurbishment built during the 1950's situated in this popular part of Frimley being within the Tomlinscote school catchment area and close to local shops, recreation ground, Frimley Park Hospital and junction 4 of the M3 motorway. The accommodation on the ground floor comprises of a lounge/dining room and kitchen and three bedrooms with a modern fitted shower room on the first floor. Outside are front and rear gardens and a detached garage. The property has sealed unit double glazed windows and gas fired central heating with a new boiler installed in 2018. No onward chain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	85

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		68	83

EU Directive 2002/91/EC

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.

The Property Ombudsman
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Covered Entrance Porch

Part glazed door to -

Entrance Hall

Under stairs storage cupboard with meters, telephone point.

Lounge/Dining Room

24' 1" x 12' 4" Max. (7.34m x 3.76m) Wood block floor, ornamental fire place with coal effect gas fire, sliding door to the rear garden.

Kitchen

14' 9" Max. x 8' 10" (4.50m x 2.69m) Single drainer sink unit with cupboard below, work tops with further range of units, larder cupboard with window, cupboard housing an `Ideal` gas fired boiler for the central heating, plumbing for a washing machine, half glazed door to a side porch.

First Floor Landing

Access to loft.

Bedroom One

12' x 9' 3" (3.66m x 2.82m) Range of built in wardrobes.

Bedroom Two

11' 10" x 9' 9". (3.6m x 3.0m) Built in wardrobe.

Bedroom Three

7' 10" x 6' 6" . (2.4m x 2.0m) Bulk head storage cupboard.

Shower Room

Re fitted in white about four years ago with a fully tiled `S` shape walk in shower with glazed screen, pedestal wash basin, low level wc. airing cupboard housing a lagged hot water tank with shelves above.

Outside

Covered porch to one side incorporating storage, work shop and wc.

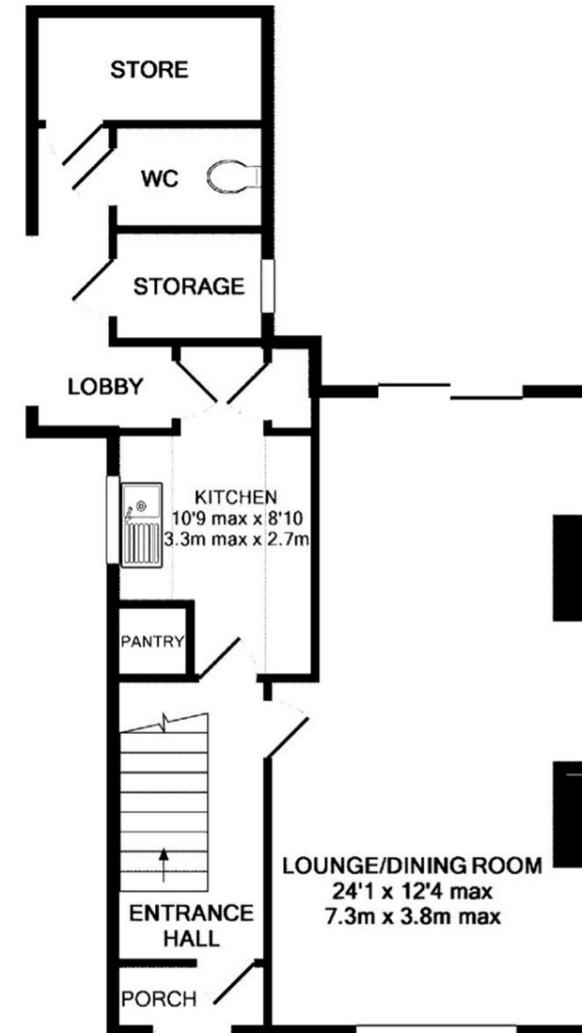
Rear Garden

Paved patio leading on to an area of lawn with flower and shrub borders, mature Monkey Puzzle tree.

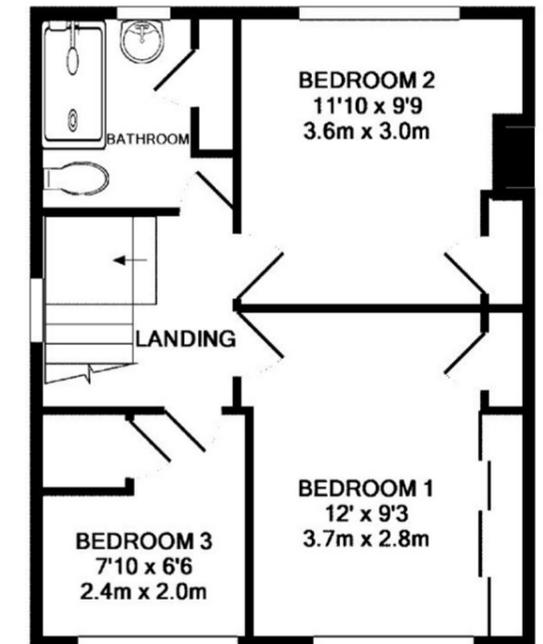
Front Garden

Mainly laid to lawn with a drive to one side providing ample off road parking.

Detached Garage



GROUND FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 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
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