

48 Worsley Road, Frimley, Surrey.
GU16 9BA.



£320,000 Freehold



A three bedroom semi detached house in need of modernisation and being situated within the catchment area of much favoured schools whilst also providing easy access to junction 4 of the M3 motorway, Frimley Park Hospital and the nearby town of Camberley. Accommodation comprises living room, dining room, kitchen, cloakroom and storage rooms to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property benefits from driveway parking and 70ft rear garden. The property further benefits from scope to extend STPP and is being offered with No Onward Chain Complications.

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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Entrance

Covered entrance porch with hardwood door to:

Entrance Hall

Stairs to first floor landing with cupboard under. Doors to all rooms.

Living Room

Front aspect window. Wall mounted electric heater, radiator. Fully glazed door to:

Dining Room

Rear aspect sliding patio doors overlooking and leading to rear garden. Radiator and fully glazed door to:

Kitchen

Side aspect windows. Stainless steel single bowl and drainer sink unit with cupboard under. Further eye and base level units with rolled edge work surfaces, space and plumbing for washing machine, further space for under counter appliances. Fully glazed door to:

Rear Lobby

Side aspect window and fully glazed door leading to rear garden. Storage cupboard.

Cloakroom

Side aspect window. W.C.

Workshop

Rear aspect window.

First Floor Landing

Side aspect window. Access to loft N.B (not inspected by agent) Doors to all rooms.

Bedroom One

Front aspect window. Built in wardrobe, radiator.

Bedroom Two

Rear aspect window. Cupboard housing wall mounted gas fired boiler for heating and hot water.

Bedroom Three

Front aspect window. Built in cupboard.

Bathroom

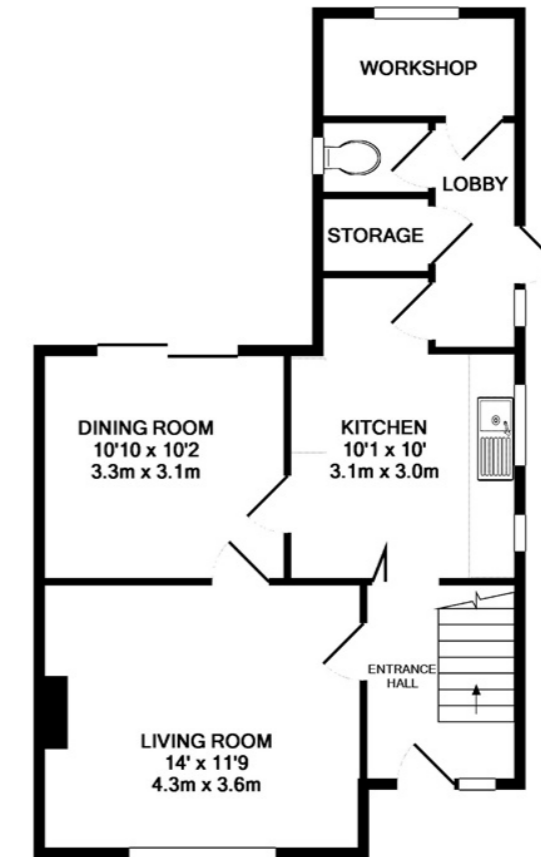
Rear aspect window. Panel enclosed bath, low level w.c. pedestal wash hand basin, airing cupboard.

Outside

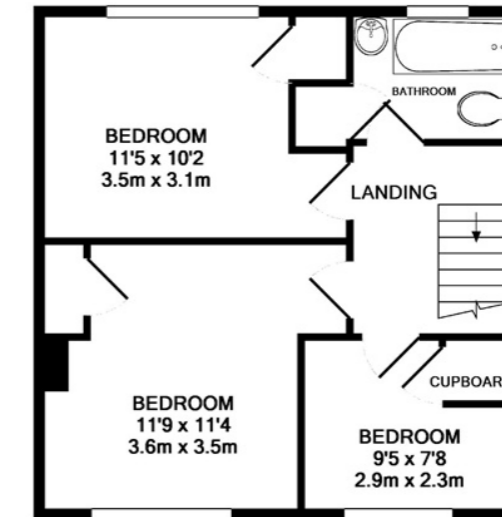
Mainly laid to lawn with mature flower and shrub borders. Driveway parking extending down the side of the property and leading to:

Rear Garden

Measuring approximately 70ft. Patio across the rear of the property with the remainder being laid to lawn and enclosed all sides by a combination of open chain link fencing and mature hedging.



GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 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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