

1 Sturdee Close, Frimley, Surrey. GU16 8DL.



£300,000 Freehold



A three bedroom semi detached home situated in a cul de sac location whilst being within the catchment area for much favoured schools and offering easy access to local shops, junction 4 of the M3 motorway and Frimley Park Hospital. Accommodation comprises living room and kitchen/diner to the ground floor with three bedrooms and bathroom to the first floor. Externally the property benefits from 60ft rear garden and is being offered with No Onward Chain complications.

 
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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			
		70	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.

Entrance Porch

6' 2" x 4' 9" (1.88m x 1.45m) uPVC door with front and side aspect windows. Tiled floor, wall mounted electric heater, door to:

Living Room

18' 10" x 13' 4" (5.74m x 4.06m) Front and side aspect window. Stairs to first floor landing with cupboard under, wood effect laminate flooring. Door to:

Kitchen/Diner

17' 6" x 8' (5.33m x 2.44m) Side aspect window, rear aspect full glazed door and sliding patio door. Stainless steel single bowl and drainer sink unit with cupboard under. Further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Space and plumbing for both washing machine and dishwasher, further space for cooker and fridge/freezer. Wall mounted gas fired boiler for heating and hot water. Tiled floor.

First Floor

Landing

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

Bedroom One

12' 2" x 11' (3.71m x 3.35m) 12' 2" x 11' (3.71m x 3.35m) Front aspect window.

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m) 11' 1" x 9' 5" (3.38m x 2.87m) Rear aspect window. Built in storage cupboard.

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m) Front aspect window. Built in storage cupboard.

Bathroom

Rear and side aspect window. Three piece white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c. part tiled surrounds and tiled floor.

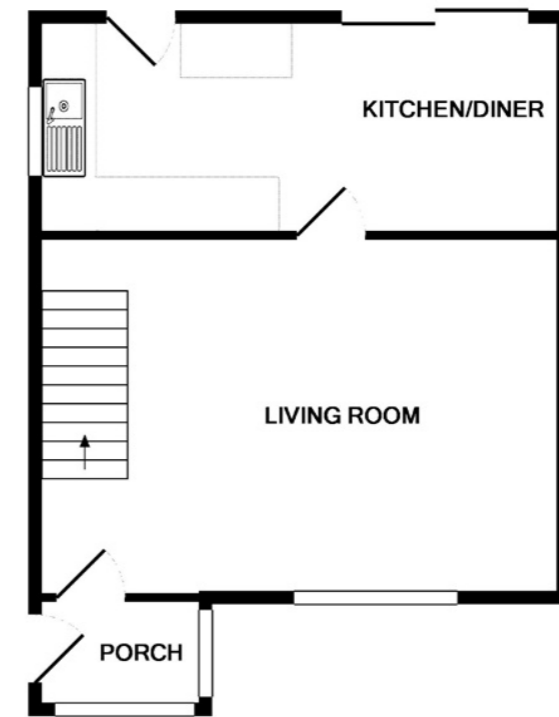
Outside

Front

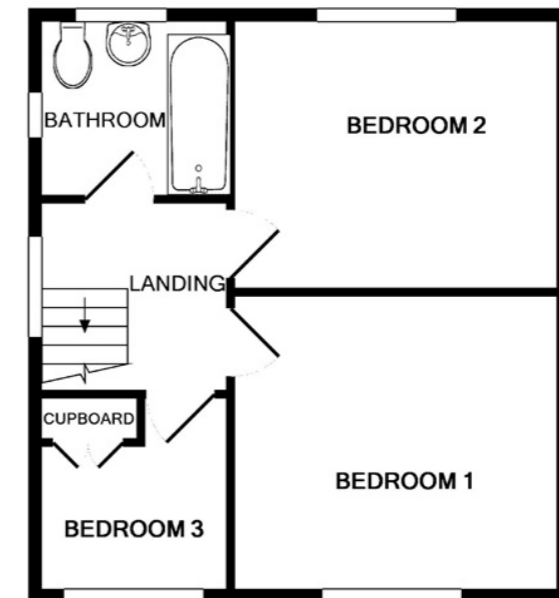
Mainly laid to lawn with paved and gated side access to:

Rear Garden

Measuring approx. 60ft. Mainly laid to lawn and being enclosed all sides by wood panel fencing.



GROUND FLOOR



1ST FLOOR

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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