

10 Brock Close, Deepcut,
CAMBERLEY, Surrey. GU16 6GA.



£347,950 Freehold

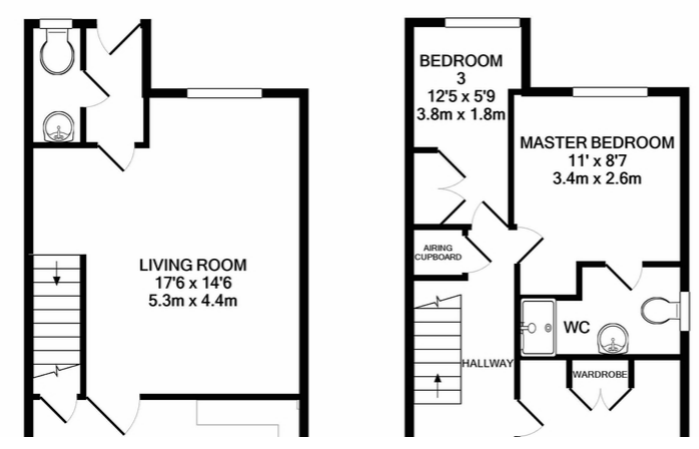


A three bedroom semi detached house offered in excellent decorative order situated on the outskirts of the favoured Dettingen Park development. The accommodation on ground floor comprises of a Lounge, Kitchen/breakfast room with built in oven and hob and cloakroom with three bedrooms all with wardrobes, en suite shower room and a bathroom on the first floor. Outside is a neatly kept and enclosed garden and a garage in a nearby court yard. The property has sealed unit double glazing and gas fired central heating. No onward chain.



Energy Efficiency Rating	
Current	Potential
	88
74	

Environmental Impact (CO ₂) Rating	
Current	Potential
	88
73	



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 Hall

Wood effect laminate floor.

Cloakroom

White suite comprising of a low level wc. wash basin, ceramic tiled floor.

Lounge

17' 6" x 14' 6" (5.33m x 4.42m) Ornamental fire place with an electric fire and attractive surround.

Kitchen/Breakfast Room

14' 6" x 9' 1" (4.42m x 2.77m) One and a half bowl sink unit with adjoining work tops, range of high and low level units in a light wood colour, space and plumbing for a washing machine and dish washer, built in four burner gas hob with extractor hood over and double oven below, ceramic tiled floor, under stairs storage cupboard, cupboard housing a gas central heating boiler, part tiled walls, casement door to the rear garden.

First Floor Landing

Cupboard housing a hot water tank, access to loft being part boarded with light point.

Bedroom One

11' x 8' 7" (3.35m x 2.62m) Double wardrobe recess.

En Suite Shower Room

White suite comprising of a fully tiled shower cubicle with shower unit and glazed screen door, low level wc. pedestal wash basin, extractor fan, fully tiled walls.

Bedroom Two

10' 6" x 8' 1" (3.20m x 2.52m) Double fitted wardrobe.

Bedroom Three

12' 5" x 5' 9". (3.78m x 1.75m) Double fitted wardrobe.

Family Bathroom

White suite comprising of a panelled bath with mixer tap and shower attachment, low level wc. pedestal wash basin, fully tiled walls, extractor fan.

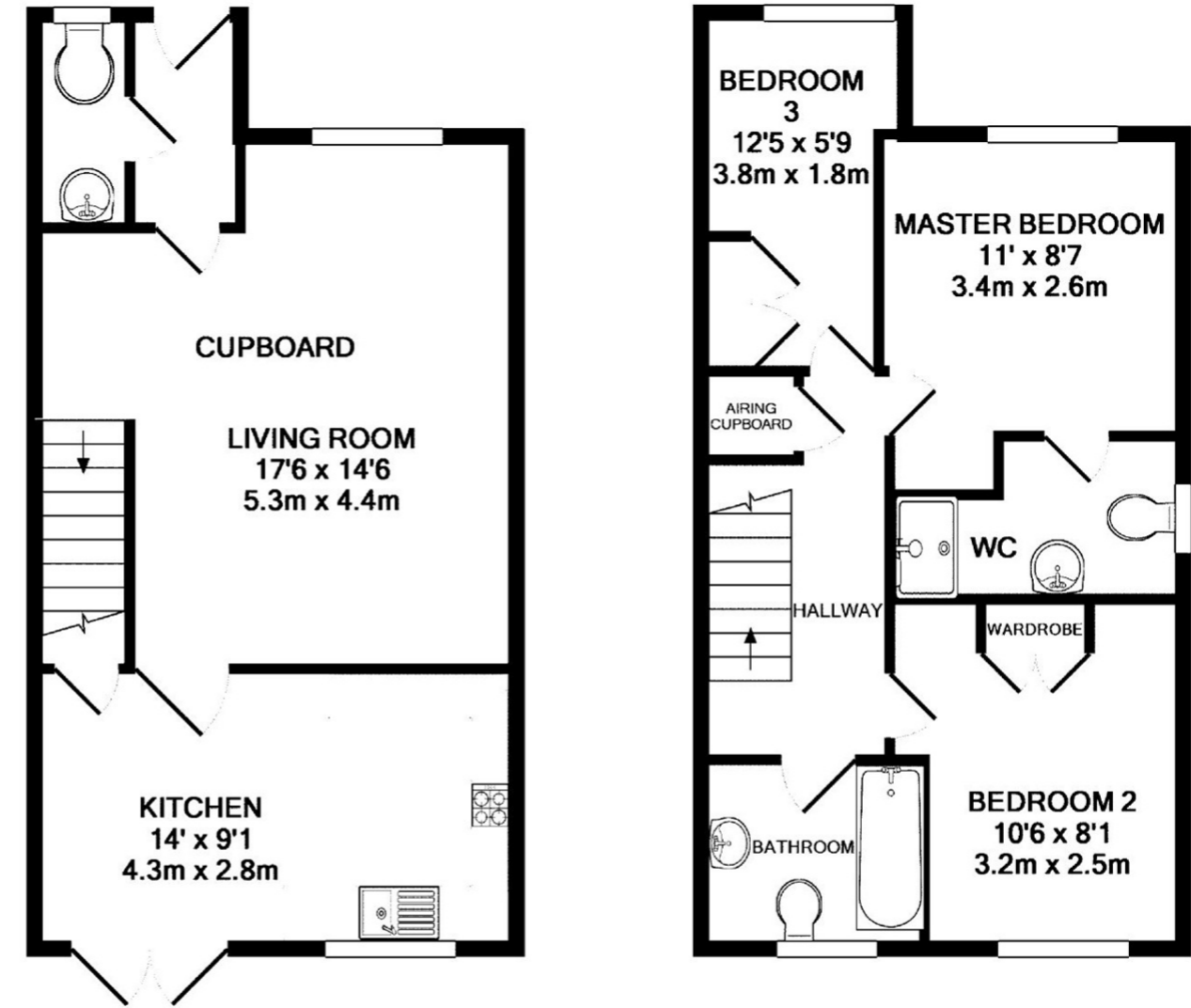
Outside

Rear Garden

Laid mainly to lawn with a small patio and side access, enclosed by close boarded fencing and brick wall.

Garage

Situated in a small courtyard nearby.



GROUND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.7 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
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