

38 Wharf Road, Frimley Green,
Camberley, Surrey. GU16 6PW.



£355,000 Freehold



A well presented two double bedroom semi detached bungalow situated in a non estate location within walking distance of village shops, doctors surgery, dentist and library with Frimley Lodge Park close by. The light and airy accommodation comprises of a lounge, 18'6 kitchen/dining room, modern white bathroom suite with shower, two double bedrooms with wardrobes, corner plot garden and garage. The property benefits from having gas fired central heating by radiators and sealed unit double glazing. No onward chain.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
55	83
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
48	81
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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Entrance Hall

Airing cupboard housing a lagged hot water tank, radiator.

Lounge

16' 3" x 12' 6" (4.95m x 3.81m) Fitted log effect gas fire with brick facing surround, double radiator, glazed double doors to:

Double Aspect Kitchen/Dining Room

18' 6" x 10' 10" (5.64m x 3.30m) Single drainer sink unit with adjoining work tops, excellent range of high and low level units, built in four burner gas hob with oven below and extractor over, double and single radiators, ceramic tiled floor in the kitchen area, space for washing machine and dryer, door to the side and stable style door to the rear garden.

Bedroom One

11' 7" into bay x 11' 4" (3.53m x 3.45m) Excellent range of bedroom furniture including fitted wardrobes, chest of drawers and dressing table unit, radiator.

Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m) Range of wall to wall fitted wardrobes with mirrored doors, radiator, access to loft.

Bathroom

Fully tiled with a white suite comprising of a panel enclosed bath with a shower over, low level w.c. wash basin with cupboard below, radiator.

Outside

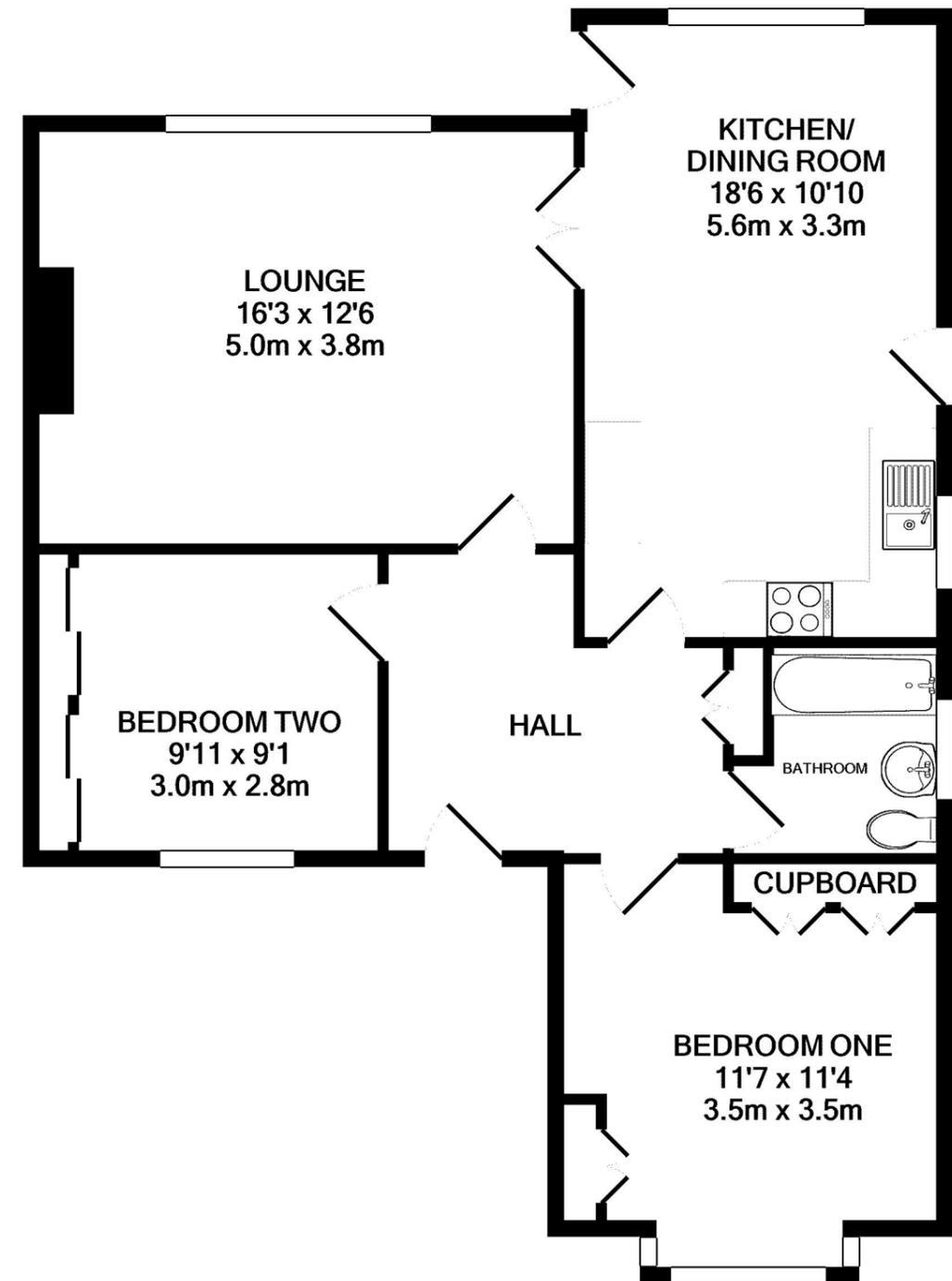
Front Garden

Laid to lawn with pathways and well stocked borders, side access with gate leading to:

Rear Garden

Southerly aspect with areas of lawn, covered paved patio, water tap, well stocked beds and borders. Towards the rear of the garden is a concrete hard standing with green house and :

Garage



TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 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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