

14 Maguire Drive, Frimley, Surrey.
GU16 9RY.



£265,000 Freehold



A two bedroom back to back house situated in this popular residential area with easy access to the nearby town of Camberley and within a short distance of junction 3 of the M3 motorway. Accommodation comprises a living room and kitchen to the ground floor with two bedrooms and bathroom to the first floor. Externally, the property benefits from off road parking and the use of a garden (not part of the freehold).

No onward chain.

EPC: C

| 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 | |
| 71 | 90 |
| 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 | |
| 72 | 91 |
| 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.

GROUND FLOOR

Entrance

Covered entrance porch with storage cupboard and half glazed uPVC door to:

Entrance Hall

Stairs to first floor landing, wood effect laminate flooring, doors to:

Living Room

13' 2" x 9' 8" (4.01m x 2.95m) Side aspect window, door to under stair storage cupboard, wood effect laminate flooring.

Kitchen

9' 8" x 5' 2" (2.95m x 1.57m) Side aspect window. Stainless steel single bowl and drainer sink unit with cupboard, further range of matching eye and base level units with rolled edge work surfaces and tiled splash back. Four ring gas hob with extractor over and oven under. Integrated fridge/freezer, space and plumbing for washing machine, cupboard housing wall mounted gas fired boiler for heating and hot water, tiled floor.

FIRST FLOOR

First Floor Landing

Airing cupboard, storage cupboard, access to loft (N.B. not inspected by agent) doors to all rooms.

Bedroom 1

10' 5" x 8' 5" (3.17m x 2.57m) Side aspect window, built in double wardrobe.

Bedroom 2

7' 0" x 5' 10" (2.13m x 1.78m) Front aspect window, door to built in wardrobe.

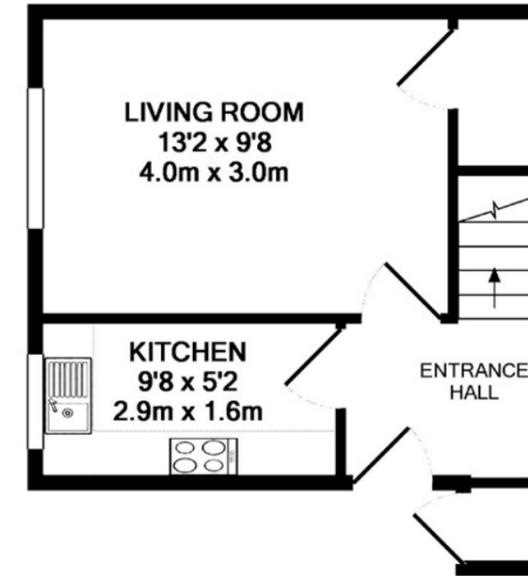
Bathroom

Velux roof light. Three piece suite comprising panel enclosed bath with mixer tap and shower attachment, low level wc with concealed cistern, pedestal wash hand basin, fully tiled surrounds.

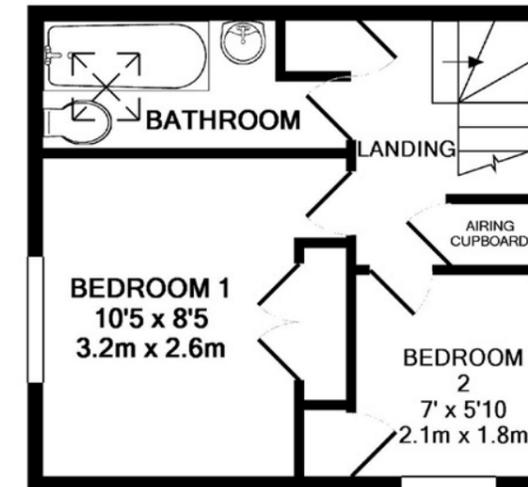
OUTSIDE

Off road parking.

Use of an enclosed garden to the side (not part of the freehold).



GROUND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 478 SQ.FT. (44.4 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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