

35 Maguire Drive, Frimley, Camberley,
Surrey. GU16 9RY.



£275,000 Freehold



A beautifully presented back-to-back one bedroom house, located within a popular cul-de-sac a half mile walk from the Heatherside shops and Heather Ridge School. The location also offers access to Camberley (just over 3 miles) and Bagshot (just under 4 miles) with their railway stations and motorway junctions. The well presented accommodation comprises a living room with a bay window, updated modern fitted kitchen, double bedroom with built-in double wardrobe and a modern bathroom with a tap-less bath. The property further benefits from off road parking, gas fired central heating and double-glazed windows. This would be an ideal purchase for first time buyers or investors alike.

EPC: C Council Tax Band C: £1,922.86 per annum (2022/23)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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

Outside Porch

Door to storage shed housing utility meters. Half-glazed front door to:

Living/Dining Room

16' 6" x 10' 0" (5.03m x 3.05m) Front aspect square bay window, Amtico type wood flooring, wall mounted radiator, ceiling mounted triple spot lights, stairs to first floor landing, sliding door to:

Kitchen

10' 4" x 5' 2" (3.15m x 1.57m) Front aspect window, black glass sink unit with stainless steel bowl, range of matching eye and base level units with rolled edge work surfaces and matching splash backs. Four ring ceramic hob with stainless steel single oven beneath and a glass and stainless steel extractor hood above, space and plumbing for washing machine, ceiling mounted triple spotlights. Base unit concealing floor mounted gas boiler for central heating and hot water. Under stairs area with space for upright fridge/Freezer and further refrigeration appliance space.

FIRST FLOOR

First Floor Landing

Access to loft (not inspected by Agent) with a pull down ladder, doors to:

Bedroom

11' 8" x 9' 8" (3.56m x 2.95m) Front aspect window, door to airing cupboard, built-in double wardrobe with mirror fronted sliding doors, central ceiling light, two ceiling inset spotlights.

Bathroom

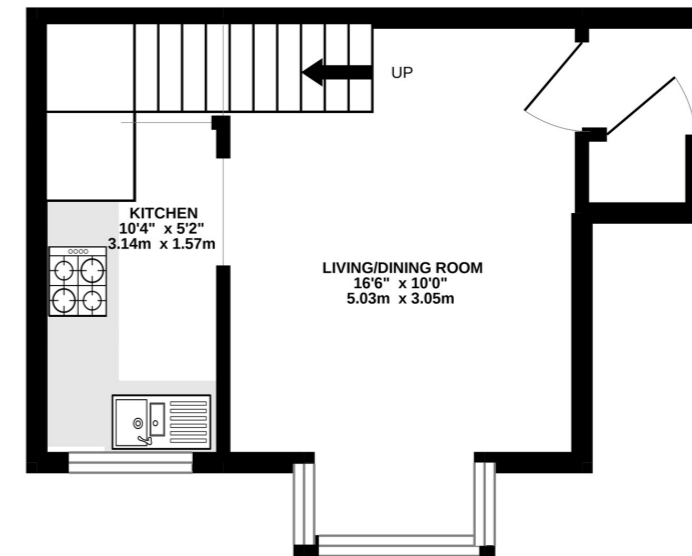
Front aspect frosted window, modern 3 piece suite comprising panel enclosed tap-less bath with wall mounted shower above, pedestal hand wash basin, low level wc, chrome heated towel rail, tiled floor and walls, four ceiling mounted spotlights.

OUTSIDE

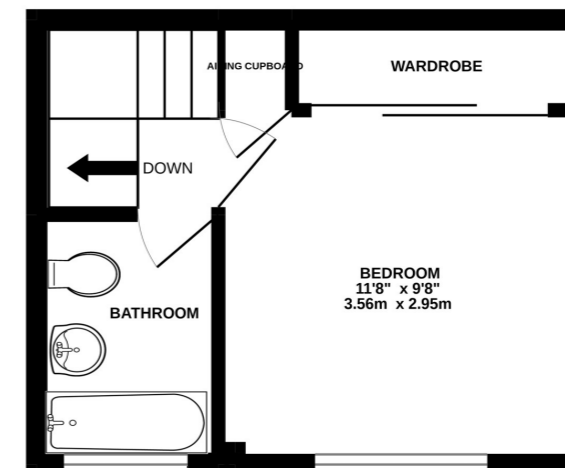
Communal gardens

Off road parking

GROUND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



1ST FLOOR
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (37.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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