



Old Pond Close | Camberley | Surrey | GU15 2SL

Price Guide £275,000 Freehold

*Waterford's* W  
Residential Sales & Lettings



Old Pond Close | Camberley  
Surrey | GU15 2SL  
Price Guide £275,000

Situated in a cul-de-sac location, this two bedroom terraced house requires a degree of updating, but enjoys a good sized secluded garden and offers no onward chain.

- Cul-de-sac
- Living room
- Secluded garden
- Two bedroom
- Kitchen
- No onward chain

### Accommodation

This well balanced two bedroom home is approached by an entrance hall porch with a storage cupboard, a further door opens to a good sized living room and this leads to the kitchen, which is fitted with a range of shaker styled cabinets, with fitted appliances and appliance space. A door leads to the garden. Upstairs, the landing with airing cupboard, leads to two bedrooms, both served by a white bathroom. NB: The property is unfurnished and would benefit from a degree of updating and redecoration, to show the potential, several images are CGI's (computer generated images)





No onward chain



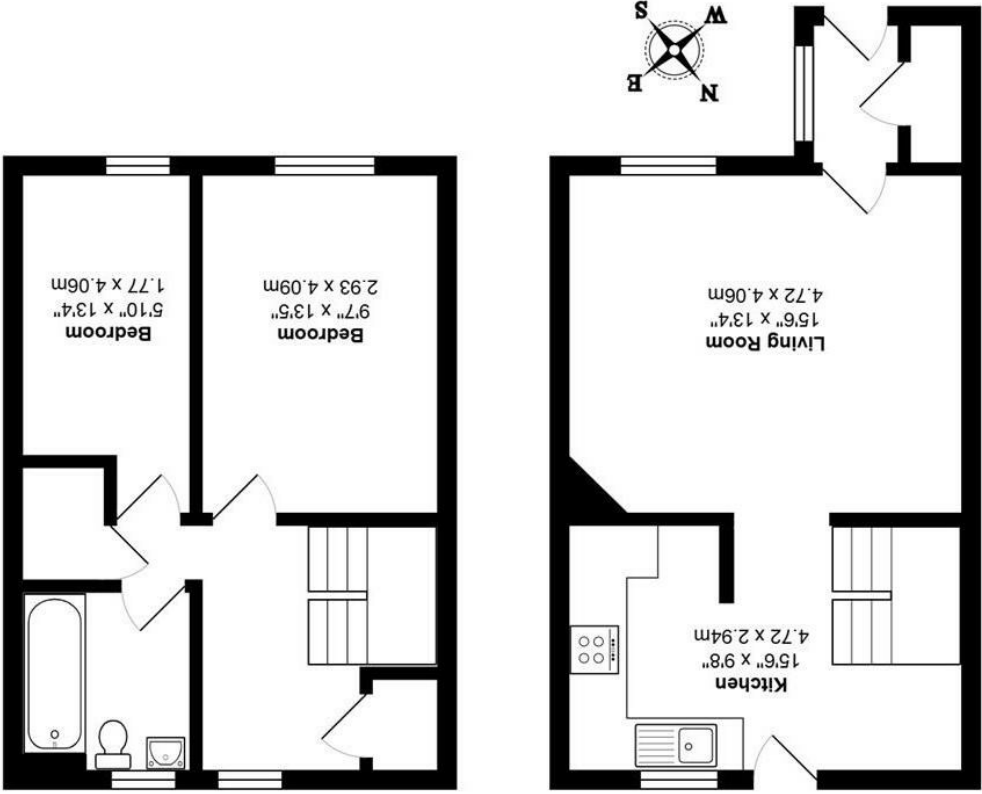
## Location

Camberley is ideally situated thirty-five miles southwest of central London on the A30 and within easy access of junctions 3 & 4 of the M3 motorway. There are regular trains from London to Camberley and fast trains from Farnborough to Waterloo (45 minutes). Camberley offers a good variety of high street retailers and The Atrium complex has a nine-screen cinema, bowling alley, health & fitness club, cafés and restaurants, whilst nearby The Meadows has superstores including Marks and Spencer and Next. Camberley Heath Golf Course offers excellent facilities along with Camberley Cricket Club and the Camberley Theatre. There is a wide range of well-respected schools in both the state and private sectors.

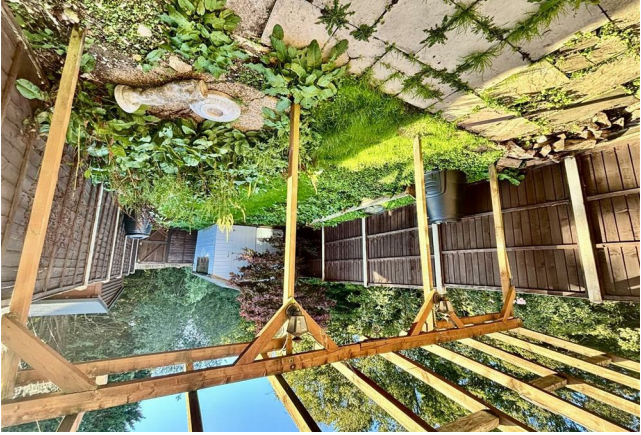
## Outside

The front garden leads to the front porch. To the rear of the house is a patio which leads to a secluded south westerly facing garden with a shed to the rear. A gate to the rear gives pedestrian access to the front of the terrace.

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Total Area: 783 ft<sup>2</sup> ... 72.7 m<sup>2</sup>  
All measurements are approximate and for display purposes only



| Energy Efficiency Rating                                                                                                  |                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Current                                                                                                                   | Potential                                                                                                                 |
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| 42                                                                                                                        | 90                                                                                                                        |
| England & Wales<br>EU Directive<br>2002/91/EC                                                                             |                                                                                                                           |
| Not energy efficient - higher running costs                                                                               |                                                                                                                           |
| Very energy efficient - lower running costs                                                                               |                                                                                                                           |
| A (92 plus)                                                                                                               |                                                                                                                           |
| B (81-91)                                                                                                                 |                                                                                                                           |
| C (69-80)                                                                                                                 |                                                                                                                           |
| D (55-68)                                                                                                                 |                                                                                                                           |
| E (39-54)                                                                                                                 |                                                                                                                           |
| F (21-38)                                                                                                                 |                                                                                                                           |
| G (1-20)                                                                                                                  |                                                                                                                           |

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