

25 Cross Lane, Frimley Green, Camberley, Surrey. GU16 6LP.



Guide Price **£499,999** Freehold



IN NEED OF REFURBISHMENT A 4/5 bedroom detached property constructed during the 1960s, situated in the delightful village of Frimley Green, being within walking distance of shops, schools and Frimley Lodge Park with long walks along the Basingstoke canal.

The accommodation comprises of a lounge, dining room, kitchen/breakfast room and cloakroom, and on the first floor there are 4/5 bedrooms and a bathroom. There is an attached garage with an adjoining lean-to storage room and a lean-to conservatory. The property has gas fired central heating by radiators and sealed unit double glazing. No onward chain.

EPC: D Council Tax E: £2,857.32 (2024/25)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	81
(39-54)	E	58
(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

Entrance Hall

Radiator, telephone point, under stairs storage, gas meter.

Cloakroom

Corner wash basin, low flush WC, folding door, side window.

Kitchen/Breakfast Room

KITCHEN AREA: 11' 2" x 7' 0" (3.40m x 2.13m) Double drainer stainless steel sink unit, range of high and low level units, sealed unit double glazed windows to the rear and side elevations.

BREAKFAST AREA: 11' 2" x 6' 6" (3.40m x 1.98m) Radiator, built-in cupboards, space and plumbing for washing machine, glazed door to lean-to with access to garage.

Lounge

14' 4" x 11' 6" (4.37m x 3.51m) Radiator, open fireplace with a stone surround, sealed unit double glazed windows to the front and a sliding door to:

Dining Room

9' 5" x 16' 0" (2.87m x 4.88m) Radiator, serving hatch to kitchen, sliding doors leading to:

Lean-to Conservatory

FIRST FLOOR

Landing

Sealed unit double glazed window to the side, access to loft, double opening doors leading to a SHOWER CUBICLE with shower unit and a curtain screen.

Bedroom 1

11' 2" x 10' 0" (3.40m x 3.05m) Range of fitted wardrobes, radiator, sealed unit double glazed window to the front.

Bedroom 2

9' 5" x 8' 2" (2.87m x 2.49m) Range of fitted wardrobes with pine fronts, radiator, sealed unit double glazed window to the side and opening to:

Bedroom 3

8' 0" x 9' 5" (2.44m x 2.87m) Sealed unit double glazed window to the rear, radiator. (Bedrooms 2 & 3 could easily be converted back into one larger bedroom.)

Bedroom 4

9' 1" x 8' 0" (2.77m x 2.44m) Radiator, built-in wardrobe, sealed unit double glazed window to the front.

Bedroom 5

11' 3" x 6' 10" (3.43m x 2.08m) Sealed unit double glazed window to the rear, radiator.

Bathroom

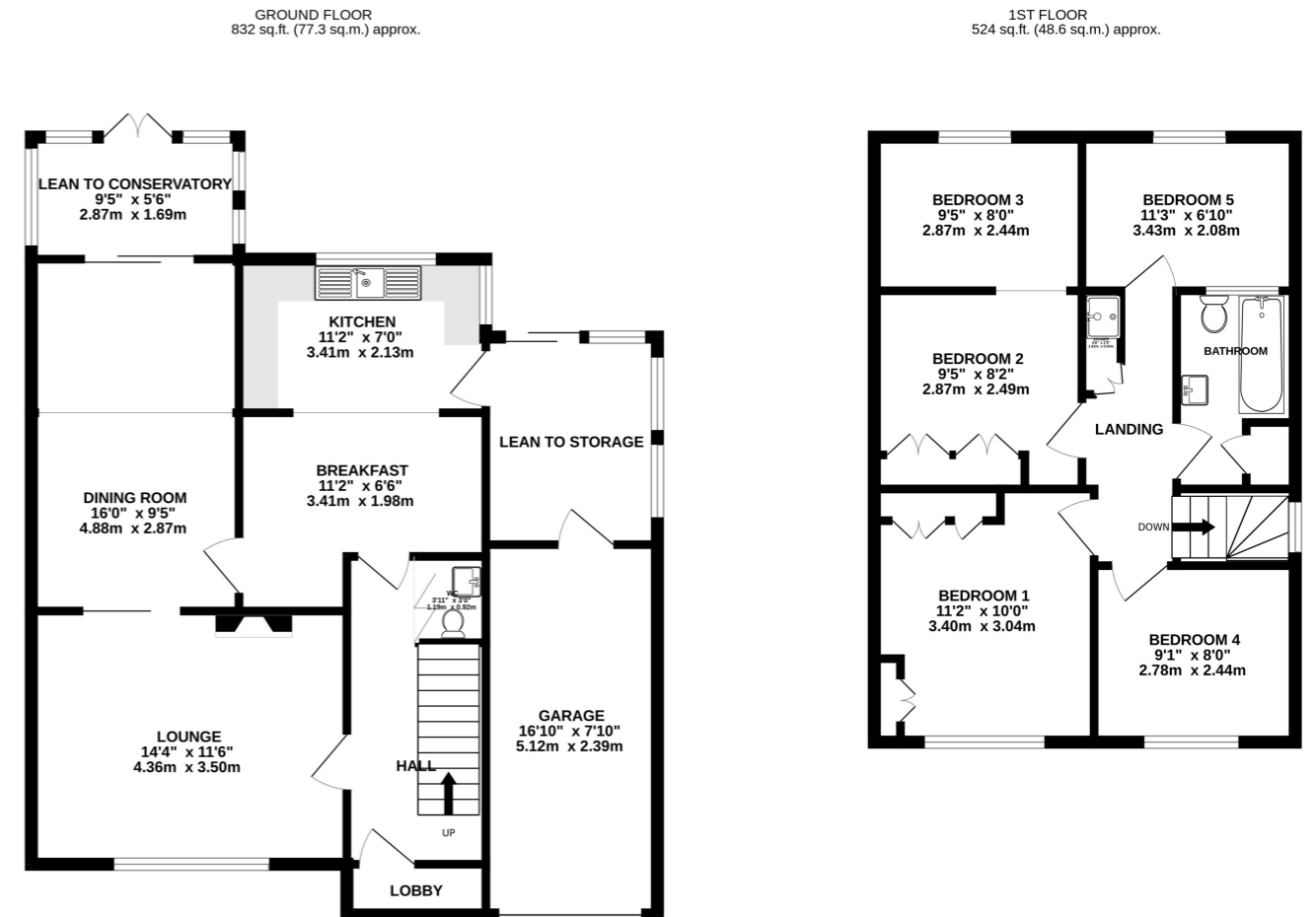
Coloured suite comprising of a panelled bath, pedestal wash basin, low flush WC, airing cupboard housing a lagged copper tank and a Potterton gas fired boiler for the central heating, fully tiled walls, heated towel rail, extractor fan, borrowed light from Bedroom 3.

OUTSIDE

GARAGE: 16' 10" x 7' 10" (5.13m x 2.39m) With up and over door, light and power, rear door.

REAR GARDEN: Areas of paving and grass, mature shrubs, side access with gate leading to:

FRONT GARDEN: With hard standing for off-road parking.



TOTAL FLOOR AREA : 1356 sq.ft. (125.9 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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