

235 Frimley Green Road Camberley, Frimley Green. GU16 6LD



£365,000 Freehold



- Two bedroom terraced property
- Sealed unit double glazed windows
- Approx. 50 ft. rear garden
- Easy access to station & M3
- Lounge/Dining Room

- Heart of Frimley Green village
- Gas fired central heating by radiators
- Close to shops and schools
- Freehold property
- Double width shed & storage



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Summary

A charming mid terrace home comprising a lounge/dining room, open plan kitchen with built-in oven and hob, first floor with two bedrooms, a walk-in storage cupboard/study and a shower room. The property has gas fired central heating by radiators (boiler installed 2021) and sealed unit double glazed windows. Outside is a rear garden of approx. 50 ft long with a gated rear boundary and double width shed.

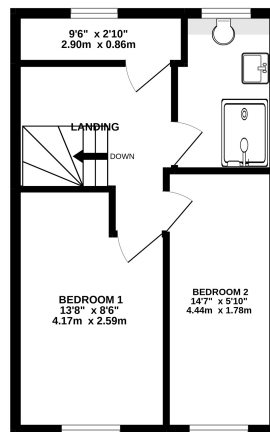
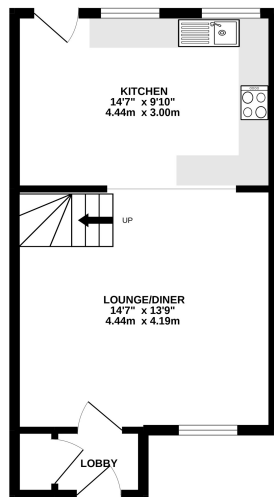
Location: Frimley Green is a small sought-after village, within approximately 30 miles of central London. It is located around a village green which plays host to many seasonal events throughout the year, and is also surrounded by the local amenities. Transport links are nearby with junction 4 of the M3 being just a few minutes drive away, and the mainline train stations of Farnborough and Brookwood providing quick access into central London. Frimley Green is also well catered for with an excellent local nursery, and infant and junior schools.

EPC: C Council tax band C: £2,078.05 (2024/25)



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (65.9 sq.m.) approx.

While 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(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.