



2 Hoskins Court

Blenheim Place | Camberley | Surrey | GU15 2TP

Price Guide £375,000

Freehold

Waterford's W
Residential Sales & Lettings

2 Hoskins Court

Blenheim Place | Camberley

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This modern two bedroom semi-detached is located in a quiet private road giving convenient access to Camberley Town centre and the nearby Watchetts Park. No onward chain.

- Two bedrooms
- Fitted kitchen
- Allocated parking space
- No chain
- Ensuite shower room
- Secluded garden
- Quiet location
- Downstairs cloakroom

Accommodation

This well presented semi-detached home was built in 2016 and is approached by an entrance hall, with a downstairs cloakroom, the front aspect kitchen has a good range of white kitchen cabinets with contrasting work surfaces and a selection of integrated appliances. The rear aspect living room has French doors to the secluded rear garden. Upstairs, the two bedrooms are served by an ensuite shower room and a separate bathroom.

Estate Management Charge for private road: £345 p.a



No chain



Outside

The house has an allocated parking space and additional parking down private road. The secluded rear garden has a patio area and a level lawn enclosed by timber fencing.

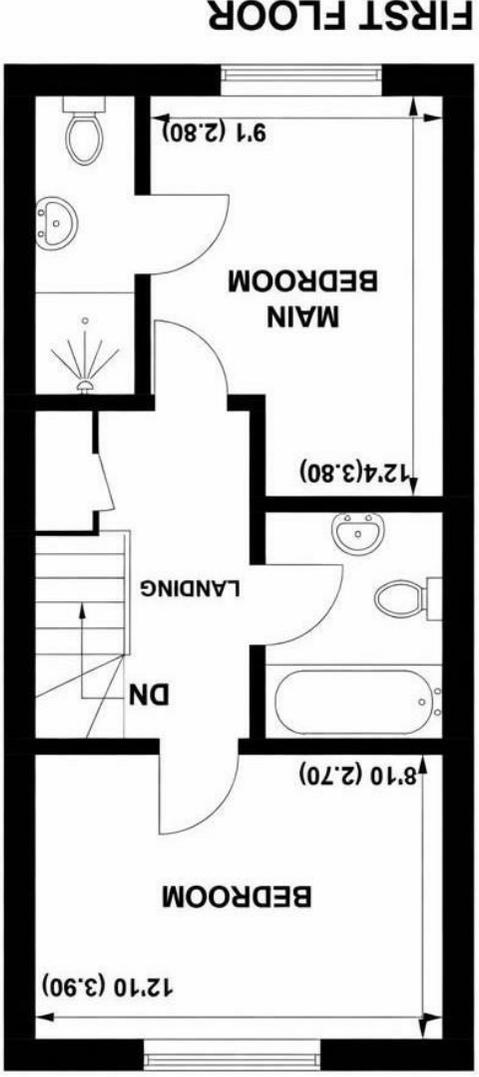
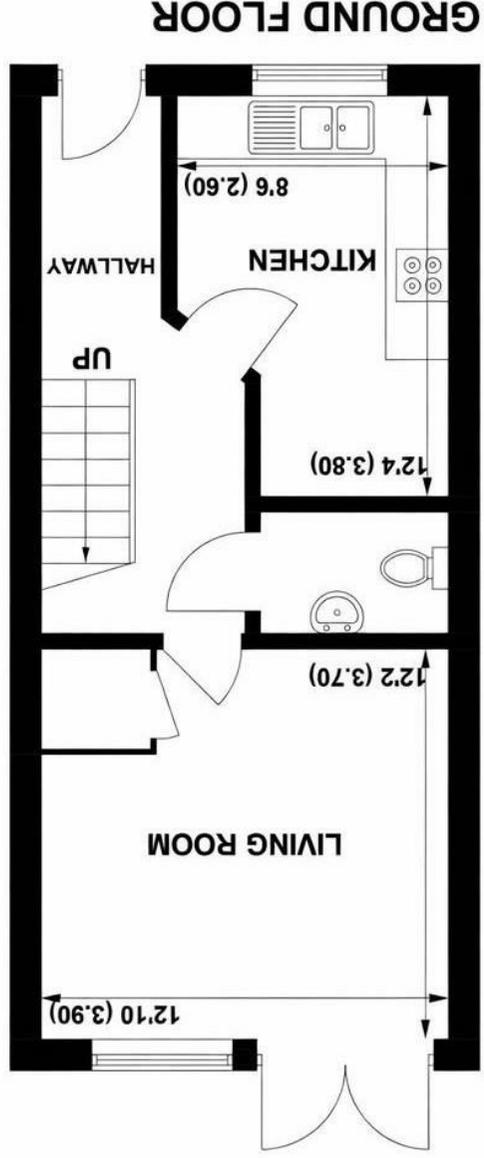
Location

The property is situated in a pleasant and convenient location, just off an established tree lined road close to Camberley Town Centre and Watchetts Park, this modern home is in a convenient location with highly regarded schools just a short distance away along with many popular leisure facilities such as Camberley Leisure Centre and located for Camberley High street and the Atrium with a wealth of shops and restaurants. Camberley Train station is within walking distance and Farnborough mainline station is 3 miles providing a direct link to London Waterloo in 38 minutes. Commuting via car is also easy from this property with the M3 located a short drive away.



Hoskins Court, Camberley

Approximate Gross Internal Area = 66.1 sq m / 711 sq ft



Energy Efficiency Rating	
Current	Target
79	92

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	103-120
B	81-101
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12
Very energy inefficient - higher running costs	

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