



Victoria Avenue | | Camberley | GU15 3HT

Offers In Excess Of £350,000

*Waterfords* W  
Residential Sales & Lettings

Victoria Avenue |  
Camberley | GU15 3HT  
Offers In Excess Of £350,000

\*\*\* NO ONWARD CHAIN \*\*\*A well presented two bedroom semi-detached house with two bathrooms and a low maintenance rear garden.

- Two double bedrooms
- Two bathrooms
- Living room
- Modern kitchen
- Garden
- Off road parking
- No onward chain complications
- Close to amenities

### Accommodation

This well presented two bedroom semi-detached home is approached by a front door to an entrance hall, a door opens to the front aspect living room with a bow window, a door opens to the modern kitchen/breakfast room with a peninsular breakfast bar and a door to the garden. The downstairs accommodation is further complimented by a downstairs bathroom which could be converted to an additional reception room. Upstairs, the two double bedrooms with built-in wardrobes and served by a recently refitted bathroom.





## Outside

The property has parking for one car and a side gate gives access to the rear garden, this is laid with artificial lawn and enclosed by timber fencing.

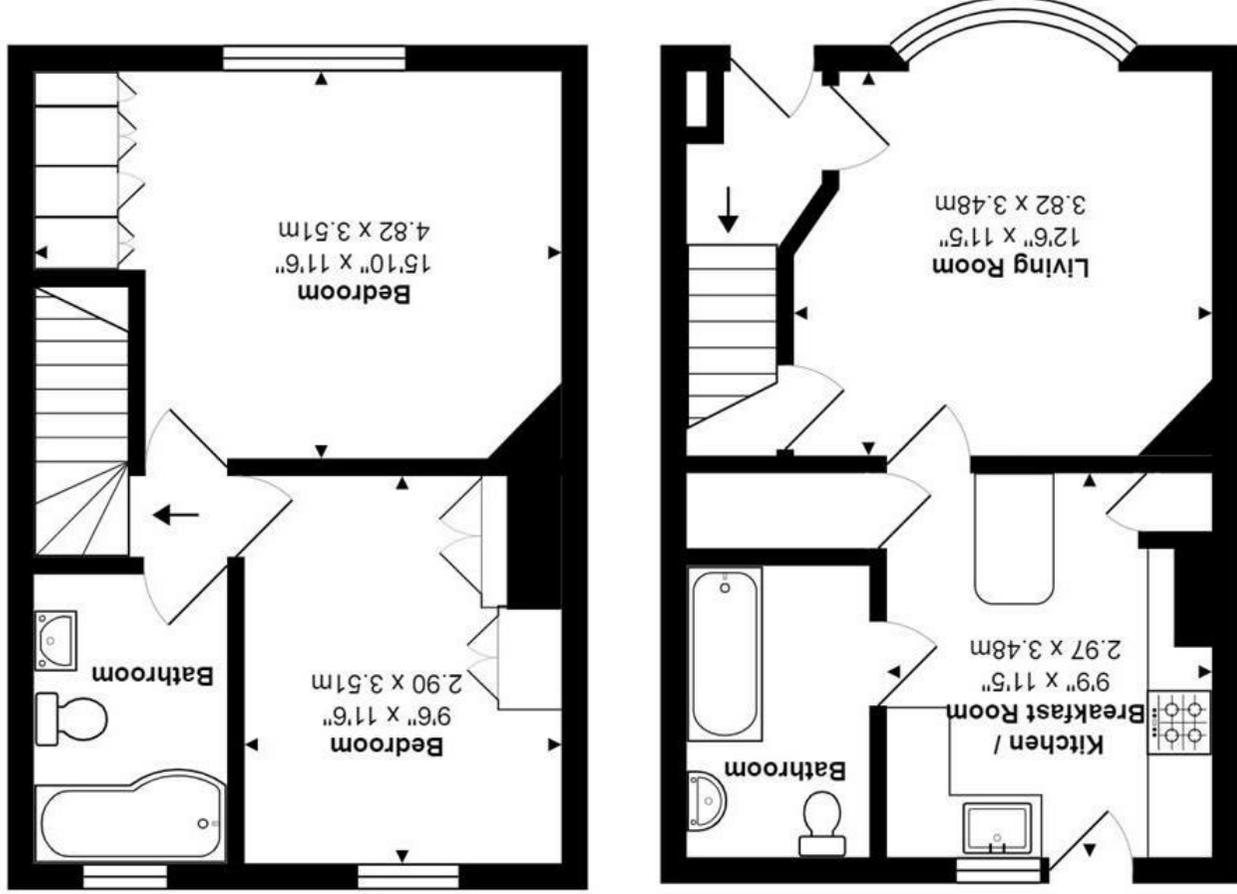
## Location

Located within easy reach of Camberley Town Centre with highly regarded schools just a short distance away as well as many popular leisure facilities such as Camberley Leisure Centre and Watchetts Park. The property is conveniently located for the A30, High Street and the Atrium with a wealth of shops and restaurants, along with Camberley Train station within walking distance. commuting via car is also easy from this property with the M3 and M4 located a short drive away.





Victoria Avenue, Camberley, GU15 3HT



Total Area: 747 ft<sup>2</sup> ... 69.4 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
Current	Target
60	86

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (93-100)	G (1-20)
B (81-92)	F (21-30)
C (69-80)	E (31-40)
D (55-65)	D (41-50)
E (39-54)	C (51-60)
F (29-38)	B (61-70)
G (1-20)	A (93-100)

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