

SUMMARY

- 2 Bedrooms
- First Floor Maisonette
- Private Courtyard
- No Chain
- Own Entrance
- Recently Re-Decorated
- Lounge/Diner
- EPC Rating TBC



DESCRIPTION

Located in North Guildford is this beautifully presented first floor maisonette that is offered to the market with no onward chain. The property is entered through its own front door and leads up stairs in to an open hallway with all rooms leading from it. The living room is light and airy with space for a dining area. The kitchen has been re-furbished within the last 2 years and provides ample cupboard space and all appliances. The first bedroom is a large double with built in storage over the stairs. The second bedroom is a good sized single (that could fit a double) and the family bathroom is equipped with WC, basin and bath with wall mounted shower attachment. The property also benefits from its own private courtyard, double glazing, central heating and has a long lease of 147 years.





LOCATION

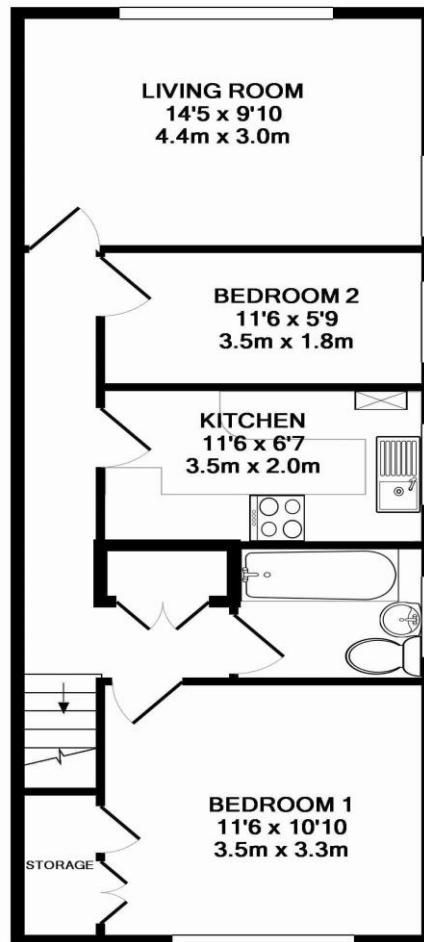
This maisonette is located on Worplesdon Road with local amenities very close by. There are great bus routes to the centre of Guildford and trains from Guildford Station to Waterloo in 35 minutes.



FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 30 SQ.FT.
(2.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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