



## 9 Lime Grove, Guildford, Surrey. GU1 1PG

- Three Bedrooms
- Lounge
- Dining Room
- Scope To Extend (STP)
- Cloakroom
- Cosmetic Updating Needed
- Double Glazed
- Generous Garden
- Parking
- No Onward Chain

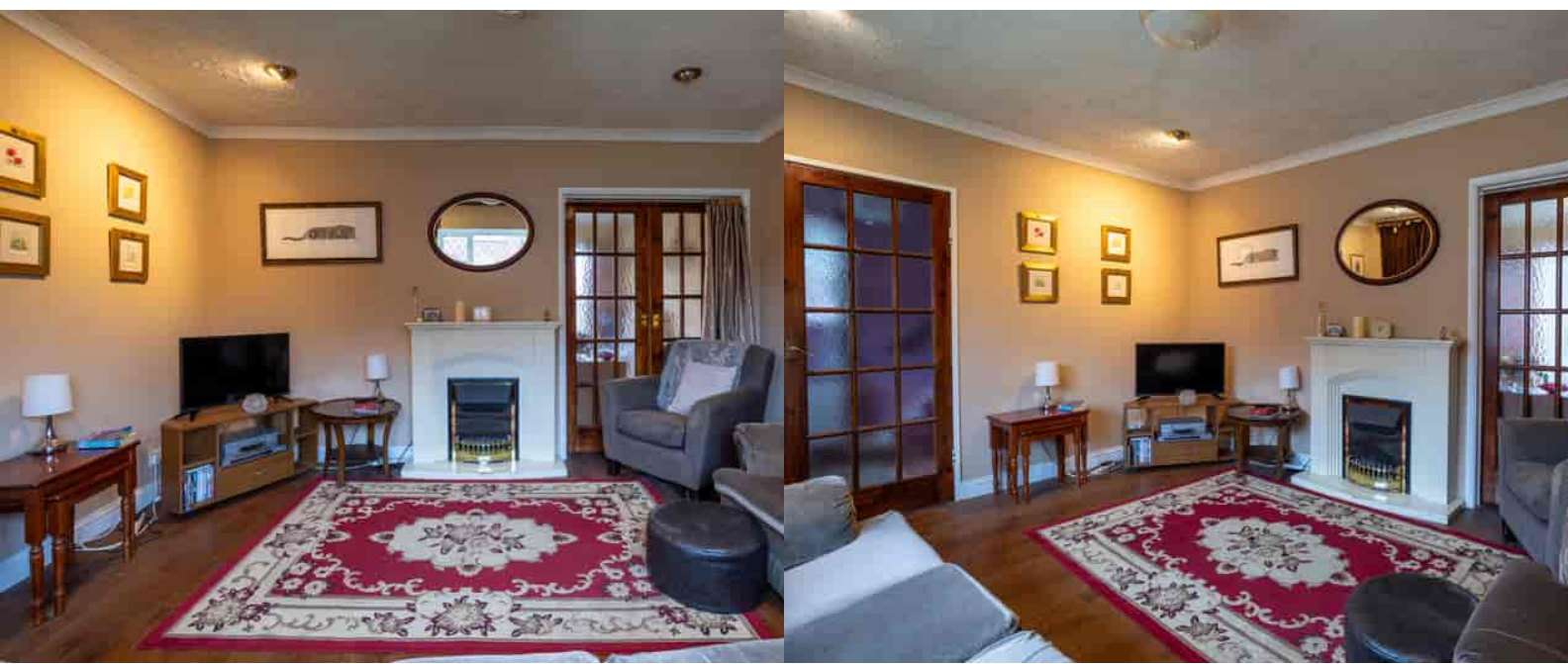




### PROPERTY DESCRIPTION

This semi detached home comes to the market in need of some cosmetic updating and with scope to extend (STP) The ground floor benefits from two separate reception rooms, fitted kitchen, utility area and cloakroom whilst the first floor boasts three bedrooms and shower room. Further benefits include double glazing, generous rear garden and parking.

Local amenities and bus routes are nearby but to fully appreciate the accommodation and potential, viewings are highly recommended. NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Stairs to first floor landing, doors to:

#### Lounge

Front aspect double glazed window, storage heater

#### Kitchen

Rear aspect double glazed window, range of units, roll top surface. space for appliances, door to:

#### Dining Room

Rear aspect patio doors with access to rear garden, storage heater.

#### Utility Area & Cloakroom

Front and rear access doors, space for appliances, door to low level w.c

### First Floor

#### Landing

Loft access to large floorboards loft, doors to:

#### Bedroom

Front aspect double glazed window , fitted double wardrobe, storage heater

#### Bedroom

Rear aspect double glazed window, fitted double and single wardrobe, storage heater.

#### Bedroom

Front aspect double glazed window

### Bathroom

Shower unit, low level w.c, wash hand basin, rear aspect double glazed window, tiled walls.

### Outside

#### Garden

A lovely side garden, mainly laid to lawn, patio area and shrub beds. Off street parking and road parking

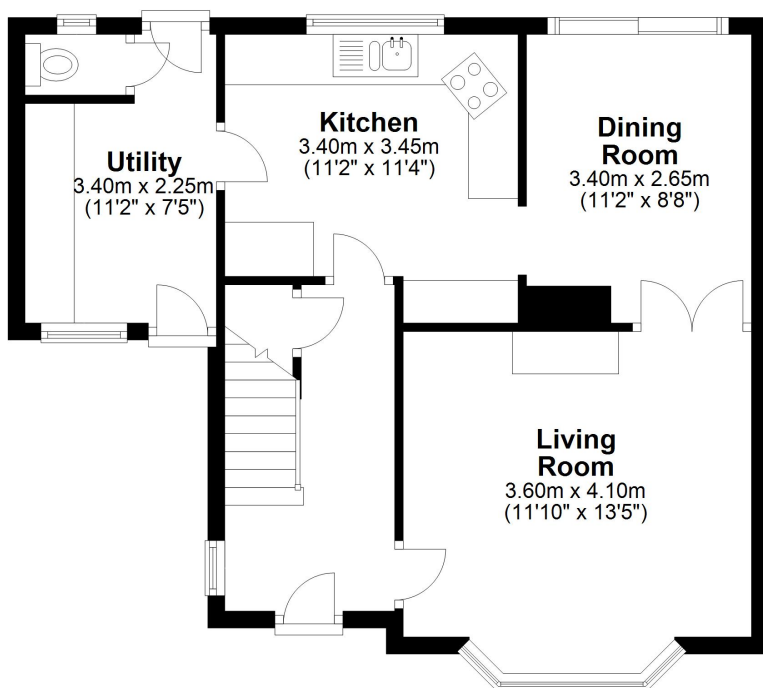


# FLOORPLAN



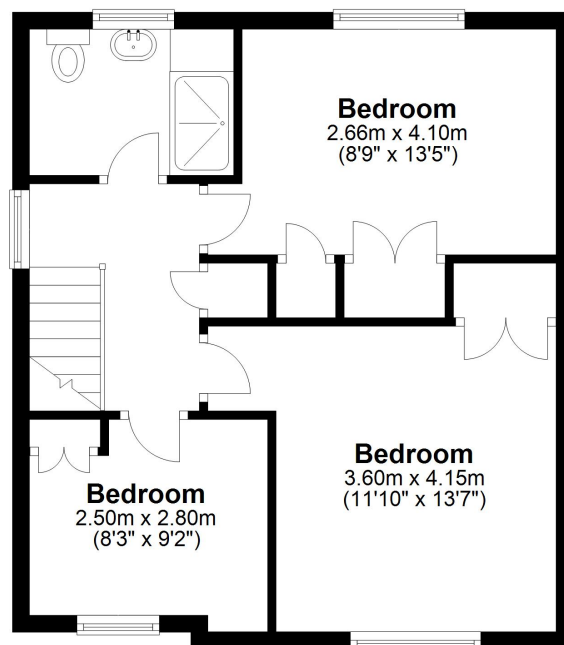
## Ground Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 95.5 sq. metres (1028.1 sq. feet)