



143 Yew Tree Drive, Guildford, Surrey. GU1 1NZ

- Investment Opportunity
- Versatile Living Space
- Five/Six Bedrooms
- En Suite
- Shower Room
- Bathroom
- Gas Central Heating
- Parking
- Generous Garden
- No Onward Chain



PROPERTY DESCRIPTION

This semi detached home comes to the market offering a potential investment opportunity as a licenced 6 bed HMO retuning £4,500 per month or alternatively would be a fantastic family home offering three reception rooms and five bedrooms one with en suite. Further benefits include gas central heating, double glazing, parking and a large garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Bedroom

Front aspect double glaze window, radiator

Bedroom/Reception

Kitchen

Rear aspect double glazed window, range of units, roll top surfaces, through to:

Utility Area

Rear aspect door, space for appliances, door to

Shower Room

Low level w/c, wash hand basin, shower unit

Dining Room

Rear aspect doors leading to conservatory, radiator

Conservatory

Rear aspect double glazed windows and door

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator, door to

En Suite

Double glaze window, shower unit, low level w.c, wash hand basin

Bedroom

Rear aspect double glazed window, radiator, fitted cupboards

Bathroom

Double glazed window, panel enclosed bath, low level w.c, wash hand basin

Bedroom

Front aspect double glazed window, radiator

Bedroom

Front aspect double glazed window, radiator

Outside

Garden

Patio area with the remainder laid to lawn, fencing, parking for several cars to the front.

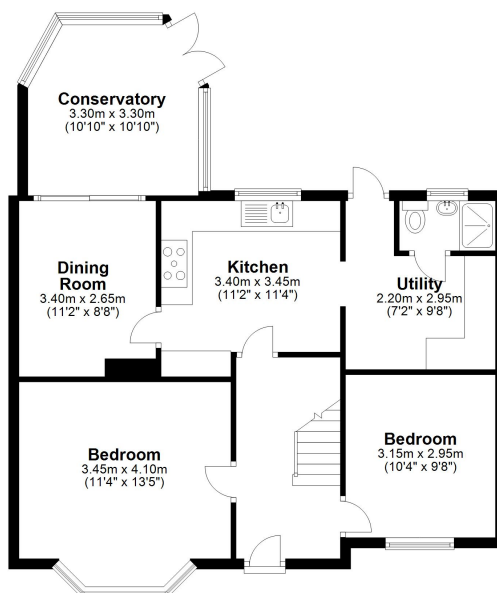


FLOORPLAN



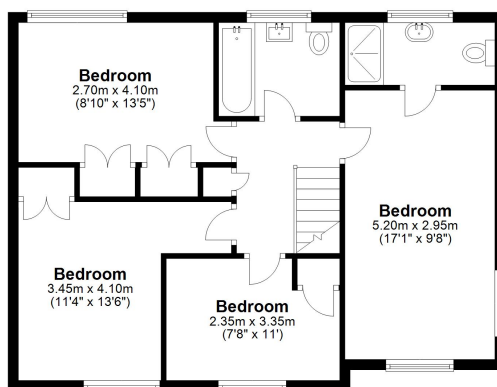
Ground Floor

Approx. 73.5 sq. metres (791.1 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



Total area: approx. 136.3 sq. metres (1466.9 sq. feet)

Guildford Office
12c, Worplesdon Road, Guildford, GU2 9RW
01483 576300
info@hippsestateagents.co.uk