



34 Percy Road, Guildford, Surrey. GU2 9PA

- Must Be Seen
- Cloakroom
- Double Glazed
- Three bedrooms
- Two Bathrooms
- Fitted Kitchen
- Lounge/Diner
- Enclosed Rear Garden
- Parking
- Well Presented



PROPERTY DESCRIPTION

This well presented and conveniently located terraced home comes to the market offering accommodation over three floors. The ground floor offers a fitted kitchen, cloakroom and lounge diner whilst the first floor benefits from two bedrooms , study area and bathroom. The second floor offers another bedroom with en suite. Further benefits include gas central heating, double glazing, parking and an enclosed rear 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:

Cloakroom

Low level w/c, wash hand basin

Kitchen

Front aspect double glazed window, range of units, space for appliances, roll top surfaces

Lounge/Diner

Rear aspect double glazed window and doors, radiator

First Floor

Landing

Stairs to second floor, doors to

Bedroom

Double glazed window, radiator

Study Area

Bathroom

Panel enclosed bath, low level w.c, wash hand basin, part tiled walls.

Second Floor

Bedroom

Velux style windows, radiator

En Suite

Shower unit, low level w.c, wash hand basin, heated towel rail

Outside

Garden

Patio area with the remainder laid to artificial lawn, fencing

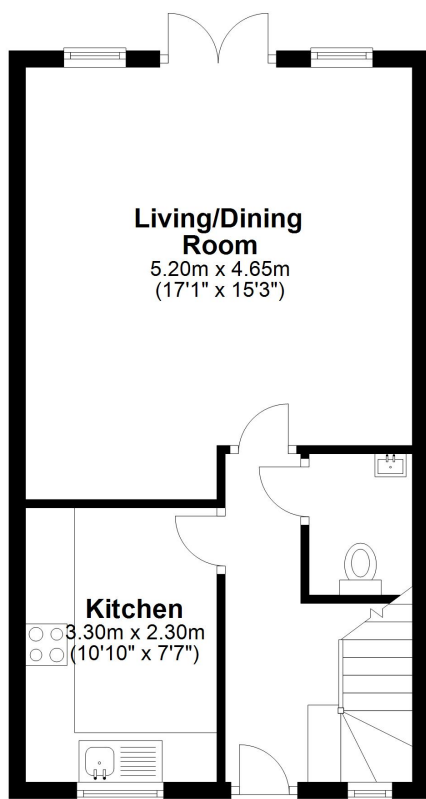


FLOORPLAN



Ground Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Living/Dining Room

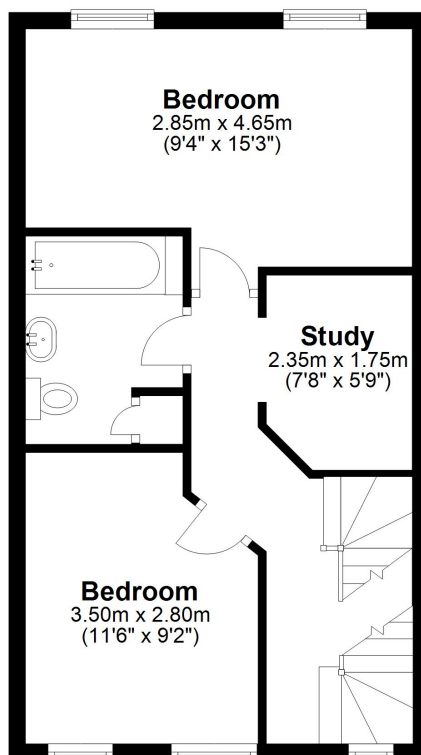
5.20m x 4.65m
(17'1" x 15'3")

Kitchen

3.30m x 2.30m
(10'10" x 7'7")

First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Bedroom

2.85m x 4.65m
(9'4" x 15'3")

Study

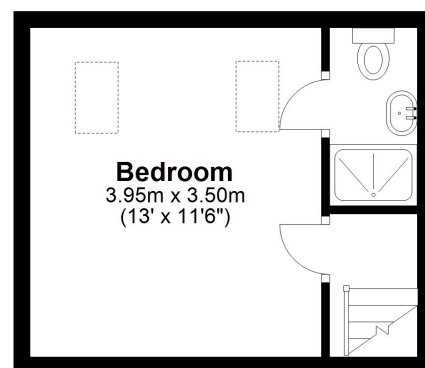
2.35m x 1.75m
(7'8" x 5'9")

Bedroom

3.50m x 2.80m
(11'6" x 9'2")

Second Floor

Approx. 18.4 sq. metres (197.8 sq. feet)



Bedroom

3.95m x 3.50m
(13' x 11'6")

Total area: approx. 98.3 sq. metres (1058.5 sq. feet)