



51 Ludlow Road, Guildford, Surrey. GU2 7NW

- Three Bedrooms
- Three Bathrooms
- Two Reception rooms
- Kitchen
- Gas Central Heating
- Double Glazed
- Convenient location
- Enclosed Rear Garden
- Must Be Seen
- No Onward Chain



PROPERTY DESCRIPTION

Situated within walking distance to the town centre this well presented home comes to the market with accommodation spread out over three floors. The ground floor offers two reception rooms, kitchen and shower room. The first floor benefits from two further bedrooms , one with en suite whilst the second floor offers a further double bedroom with en suite. Further benefit include gas central heating, double glazing and enclose rear garden. Local amenities and mainline train are within walking distance but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor, doors to:

Lounge

Front aspect double glazed window, radiator, wood effect flooring.

Dining Room

Rear aspect double glazed window, radiator, door to:

Kitchen

Double glazed window, range of units, space for appliances, door to:

Shower Room

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

First Floor

Landing

Doors to

Bedroom

Front aspect window, radiator

Bedroom

Rear aspect window, radiator, door to:

En Suite Bathroom

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

Second Floor

Bedroom

Rear aspect window, radiator, door to:

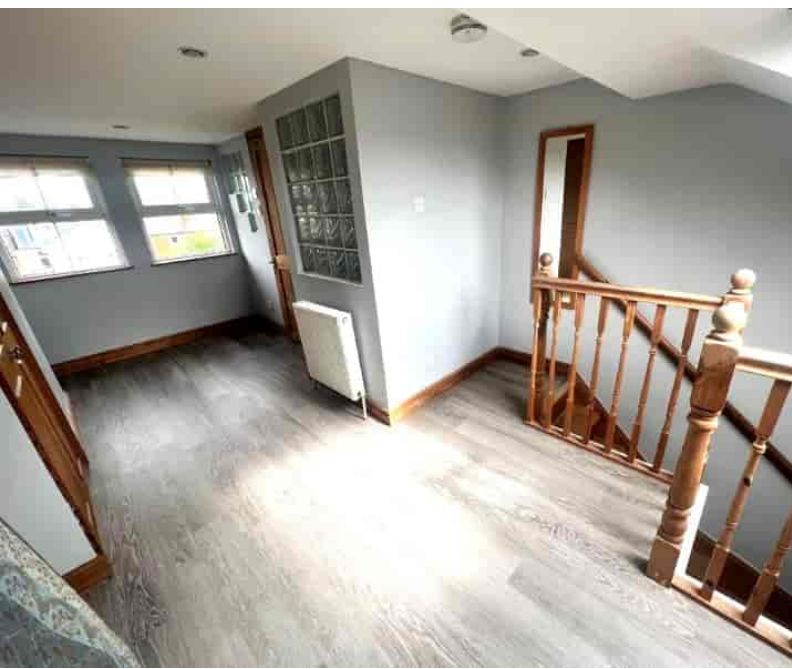
En Suite

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

Outside

Rear Garden

Mainly laid to shingle, panel fencing.

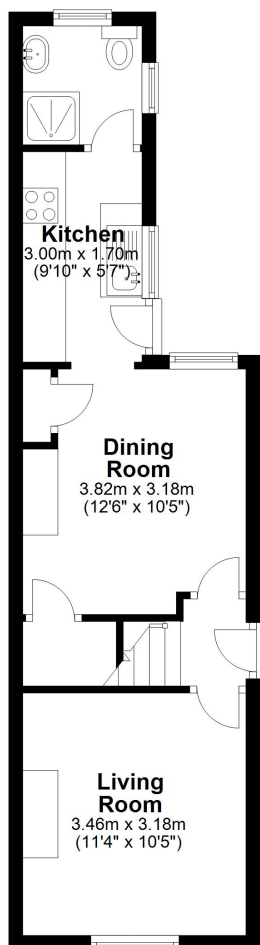


FLOORPLAN



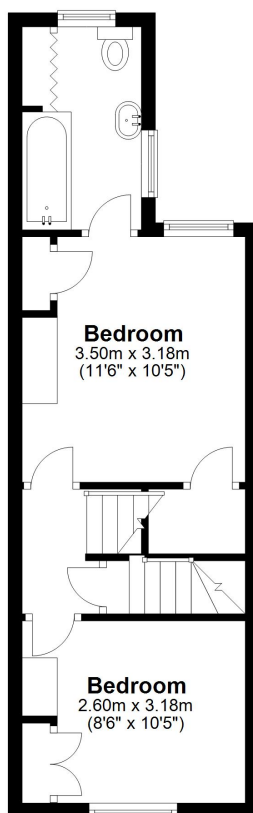
Ground Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



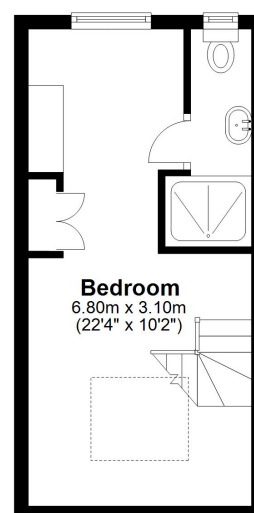
First Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



Second Floor

Approx. 21.6 sq. metres (232.9 sq. feet)



Total area: approx. 86.6 sq. metres (931.9 sq. feet)