

SOLD STC

Guide Price £325,000 Leasehold



## 12b Worplesdon Road, Guildford, Surrey. GU2 9RW

- Three Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Convenient Location
- Well Presented
- Investment Opportunity



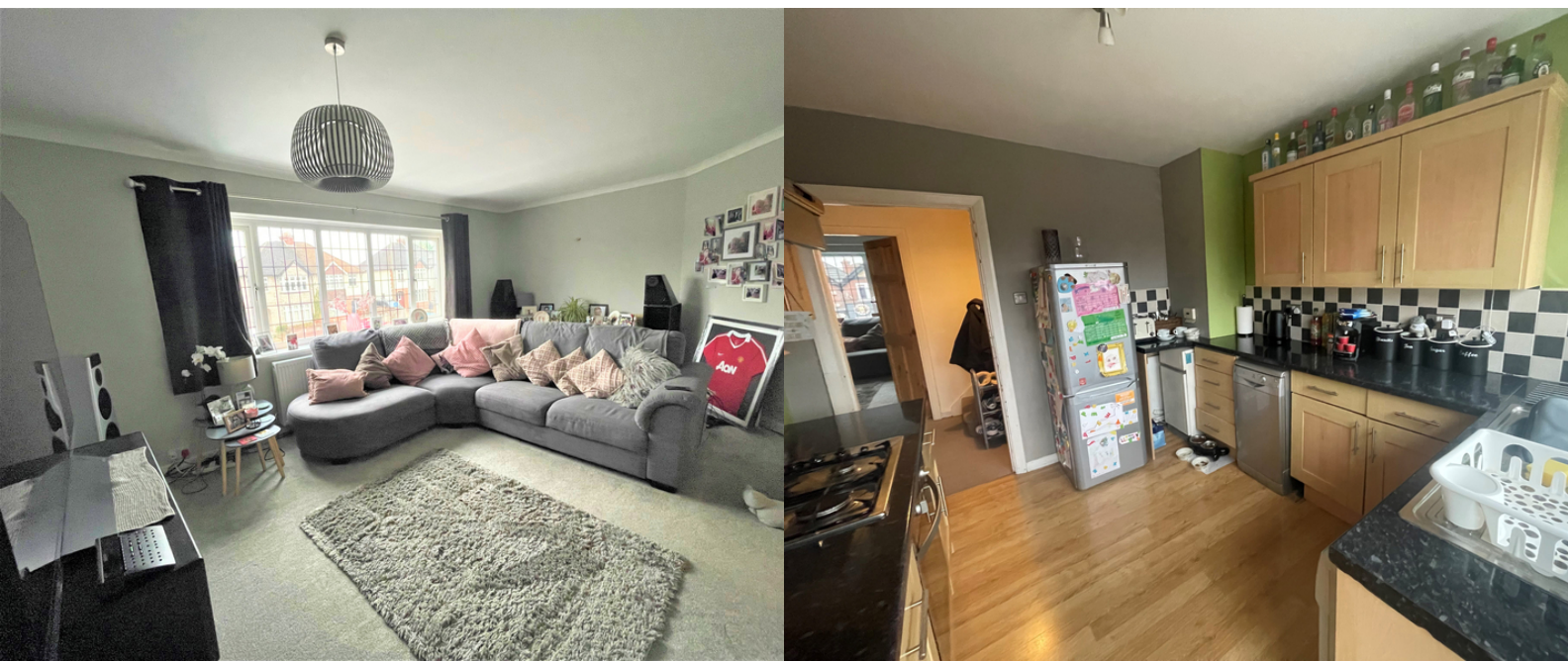
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### PROPERTY DESCRIPTION

This conveniently located and well presented first floor split level maisonette comes to the market offering spacious accommodation over two floors. Benefits include fitted kitchen, generous lounge, bedroom/reception room on the first floor whilst the second floor offers two double bedrooms and bathroom. Further benefits include gas central heating, double glazing, new lease and minimal service charge which make this home a potential investment opportunity but to fully appreciate the accommodation viewings are highly recommended.



## ROOM DESCRIPTIONS

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### **Entrance**

Stairs to first floor

### **First Floor**

#### **Landing**

Stairs to second floor, doors to:

#### **Lounge**

Front aspect double glazed window, radiator

#### **Kitchen**

Rear aspect double glazed window, range of eye and base level units, space for appliances.

#### **Bedroom**

Rear aspect double glazed window, radiator.

### **Second Floor**

#### **Landing**

Loft access, doors to:

#### **Bedroom**

Front aspect double glazed window, radiator

#### **Bedroom**

Rear aspect double glazed window, radiator.

#### **Bathroom**

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



# FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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