



9 John Russell Close, Guildford, Surrey. GU2 9YF

- Must Be Seen
- Private Garden
- Well Presented
- Two Bedrooms
- Gas Central Heating
- Bathroom
- Share Of freehold
- Parking
- Lounge/Diner
- Fitted Kitchen



PROPERTY DESCRIPTION

This conveniently located, well presented ground floor maisonette comes to the market with the added benefit of a private garden. Benefits include a lounge/diner, fitted kitchen, two bedrooms and bathroom. Further benefits include share of freehold, gas central heating, double glazing, parking and a fantastic private rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance

Door into

Lounge/Diner

Front aspect double glazed window, wood effect flooring, radiator, through to:

Kitchen

Rear aspect double glazed window and door, range of units, space for appliances.

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bathroom

Frosted double glazed window, panel enclosed bath, low level w.c, wash hand basin, tiled walls, wall mounted heated towel rail.

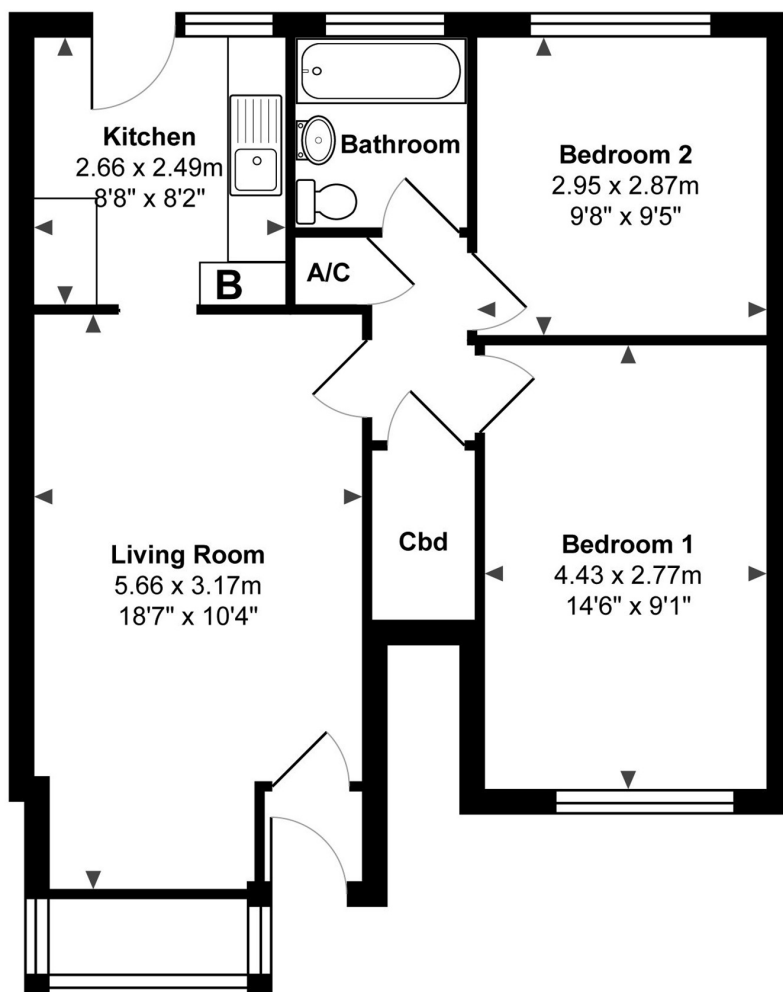
Outside

Garden

A lovely feature of this home. Panel fencing, decked area with the remainder laid to lawn, rear access via gate.



FLOORPLAN



Total Approx. Gross Internal Area 54.6 m² ... 588 ft²

All measurements are approximate and for display purposes only.
Not to scale. www.energyassessuk.com