



## 44 Northway, GUILDFORD, Surrey. GU2 9SD

- No Onward Chain
- Four/Five Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Enclosed Rear Garden
- Investment Opportunity
- Convenient Location
- Must Be seen
- Garage



## PROPERTY DESCRIPTION

This conveniently located semi detached home comes to the market offering an investment opportunity. Currently let as a four bedroom property this home has the potential to be 5/6 bed HMO (subject to usual consents) The ground floor offers two separate reception rooms, bedroom, cloakroom and kitchen whilst the first floor boasts four bedrooms and bathroom. Further benefits include gas central heating, double glazing, enclosed rear garden and parking. Local amenities are nearby as are bus routes into Guildford Town centre but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Reception Room

Front aspect double glazed window, radiator.

#### Kitchen

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

#### Cloakroom

Low level w.c, wash hand basin

#### Reception/Bedroom

Rear aspect doors, radiator

#### Bedroom

Rear aspect double glazed window, radiator

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Front aspect double glazed window, radiator

#### Bathroom

Front aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Bedroom

Rear aspect double glazed window, radiator

#### Bathroom

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

### Garden

Mainly paved, panel fencing.

### Garage

Up and over door



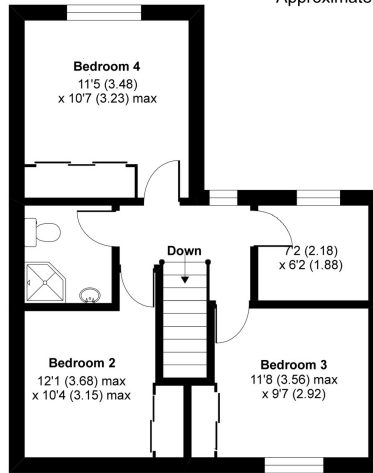
# FLOORPLAN



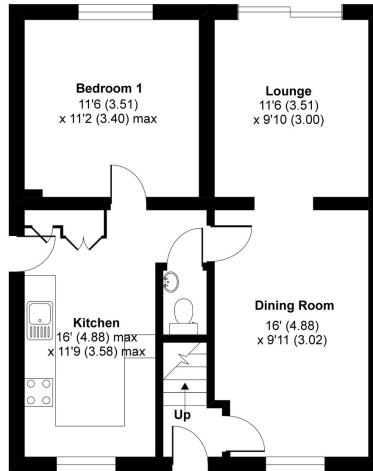
## Northway, Guildford, GU2

Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for The Home Club Group Ltd. REF: 614594