



32 Fir Tree Road, Guildford, Surrey. GU1 1JJ

- No Onward Chain
- Updating Required
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Enclosed Rear Garden
- Workshop
- Gas Central Heating
- Double Glazed
- Must Be Seen



PROPERTY DESCRIPTION

This spacious terraced home comes to the market in need of updating . The ground floor offers a generous kitchen/diner and lounge whilst the first floor boasts three bedrooms and bathroom. Further benefits include a utility room, cloakroom, gas central heating, double glazing, enclosed rear garden and a fantastic workshop/outbuilding with power and light. 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:

Kitchen/Diner

Rear aspect window and doors, range of units, space for appliances, door to:

Lounge

Front aspect window, radiator

First Floor

Landing

Loft access, doors to:

Bedroom

Rear aspect window, radiator

Bedroom

Front aspect window, radiator

Bedroom

Front aspect window, radiator

Bathroom

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

Outside

Utility/Cloakroom

Plumbing for white goods, low level w.c

Garden

Mainly laid to lawn with access to large workshop

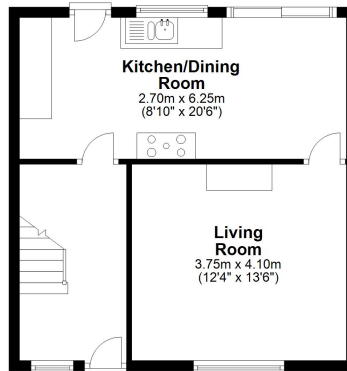
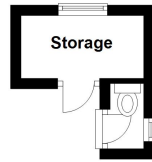


FLOORPLAN



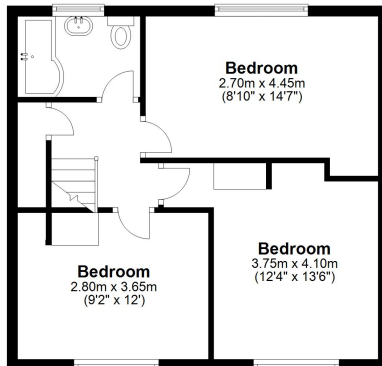
Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



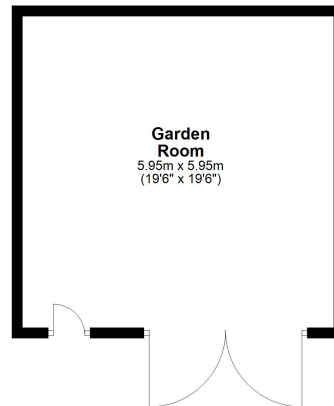
First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Garden Room

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 125.2 sq. metres (1348.2 sq. feet)