



## 208 Worplesdon Road, Guildford, Surrey. GU2 9UY

- Modernisation Needed
- No Onward Chain
- Three Bedrooms
- Scope To Extend (STP)
- Two Reception Rooms
- Enclosed Rear Garden
- Convenient Location
- Downstairs Bathroom
- Must Be Seen
- Gas Central Heating



### PROPERTY DESCRIPTION

This older style home comes to the market in need of modernisation and offers a buyer a fantastic opportunity to stamp their mark. The ground floor offers two reception rooms, kitchen and bathroom whilst the first floor offers three bedrooms. Further benefits include gas central heating and a delightful rear garden which has been maintained over the years and in our opinion a real feature of this home. Local amenities are nearby as are bus routes but to fully appreciate the potential viewings are highly recommended. NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Stairs to first floor landing, doors to:

#### Lounge

Front aspect window, feature fireplace.

#### Dining Room

Rear aspect window, feature fireplace , radiator

#### Kitchen

Side aspect door, wall mounted boiler, base units, space for appliances, door to:

#### Inner Hall

Door to:

#### Bathroom

Rear aspect window, bath, low level w.c, wash hand basin.

### First Floor

#### Landing

Doors to:

#### Bedroom

Front aspect , built in cupboard.

#### Bedroom

Rear aspect window, radiator

#### Bedroom

Rear aspect window, radiator

### Outside

#### Rear Garden

In our opinion a fantastic feature of this property, mainly laid to lawn with some delightful , well maintained bushes.

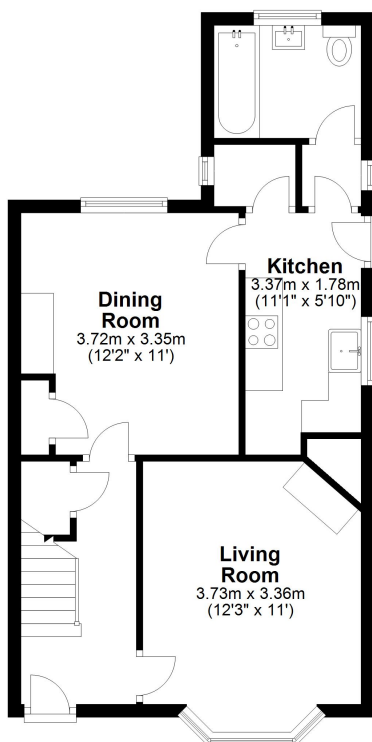


# FLOORPLAN



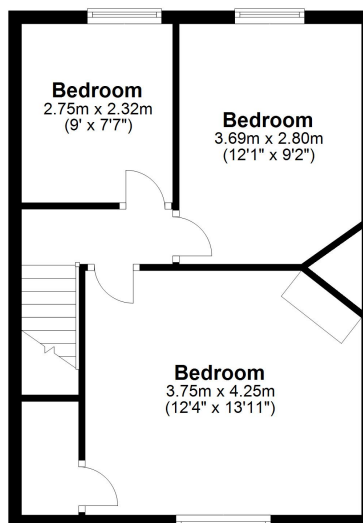
## Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.6 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 sq. feet)

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