

SOLD STC

£525,000 Freehold



76 Sheepfold Road, Guildford, Surrey. GU2 9TU

- Updating Required
- Three Bedrooms
- Detached
- Scope To Extend (STP)
- Generous Garden
- Parking
- Popular Location
- Double Glazed
- No Onward Chain
- Must Be Seen



Hipps Estate Agents Ltd
12c, Worplesdon Road, Guildford, GU2 9RW

01483 576300
info@hippsestateagents.co.uk



PROPERTY DESCRIPTION

Situated on the ever popular Rydes Hill area this detached home comes to the market in need of cosmetic updating and offers a buyer a fantastic opportunity to extend (STP). The ground floor offers two separate reception rooms and kitchen whilst the first floor boasts three bedrooms and bathroom. Further benefits include gas central heating, double glazing, garage, parking and a delightful enclosed rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation and potential viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

Front aspect double glazed window, radiator.

Dining Room

Rear aspect double glazed doors, radiator

Kitchen

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

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed windows, fitted wardrobes, radiator

Bedroom

Rear aspect double glazed window, fitted wardrobes, radiator

Bedroom

Front aspect double glazed window, radiator

Bathroom

Frosted double glazed window, walk in shower unit, low level w.c, wash hand basin, tiled walls

Outside

Rear Garden

In our opinion a lovely feature of his property.

Paved side and rear area with the remainder laid to lawn, fencing and access to the garage.

Paved area to the front allowing for off road parking.

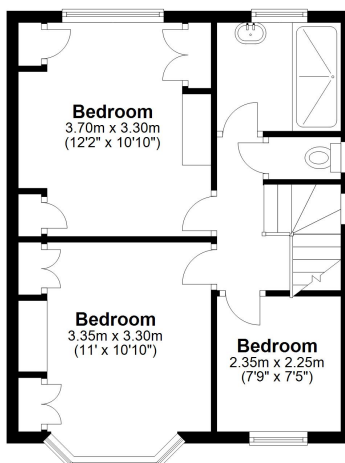


FLOORPLAN



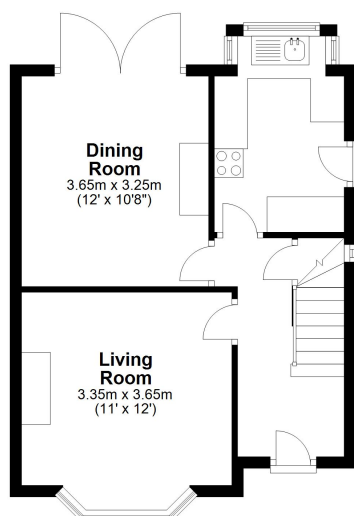
First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



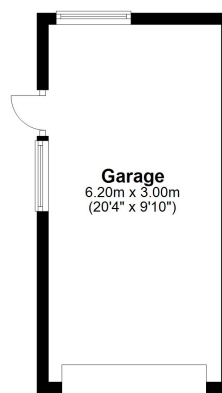
Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Garage

Approx. 18.6 sq. metres (200.2 sq. feet)



Total area: approx. 98.6 sq. metres (1061.8 sq. feet)

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