



## 2 Chestnut Road, Guildford, Surrey. GU1 1HG

- No Onward Chain
- Updating Required
- Basement
- Two Bathrooms
- Two Double Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Enclosed Rear Garden
- Must Be Seen
- Convenient Location



## PROPERTY DESCRIPTION

Situated within walking distance of the Town Centre , main line and London Road train station this semi detached older style home comes to the market in need of updating offering a buyer the opportunity to stamp their own mark. The ground floor offers two separate reception rooms, kitchen and showier room whilst the first floor boasts two double bedrooms one with en-suite bathroom. Further benefits include a useful basement, gas central heating and 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

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### Ground Floor

#### Entrance Hall

Stairs to first floor landing, doors to:

#### Lounge

Front aspect window, radiator

#### Dining Room

Rear aspect window, radiator

#### Kitchen

Side aspect window, range of eye and base level units, space for appliances

#### Inner Hall

Side aspect door, door to:

#### Shower Room

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

### First Floor

#### Landing

Doors to

#### Bedroom

Front aspect window, radiator

#### Bedroom

Rear aspect window, radiator, door to:

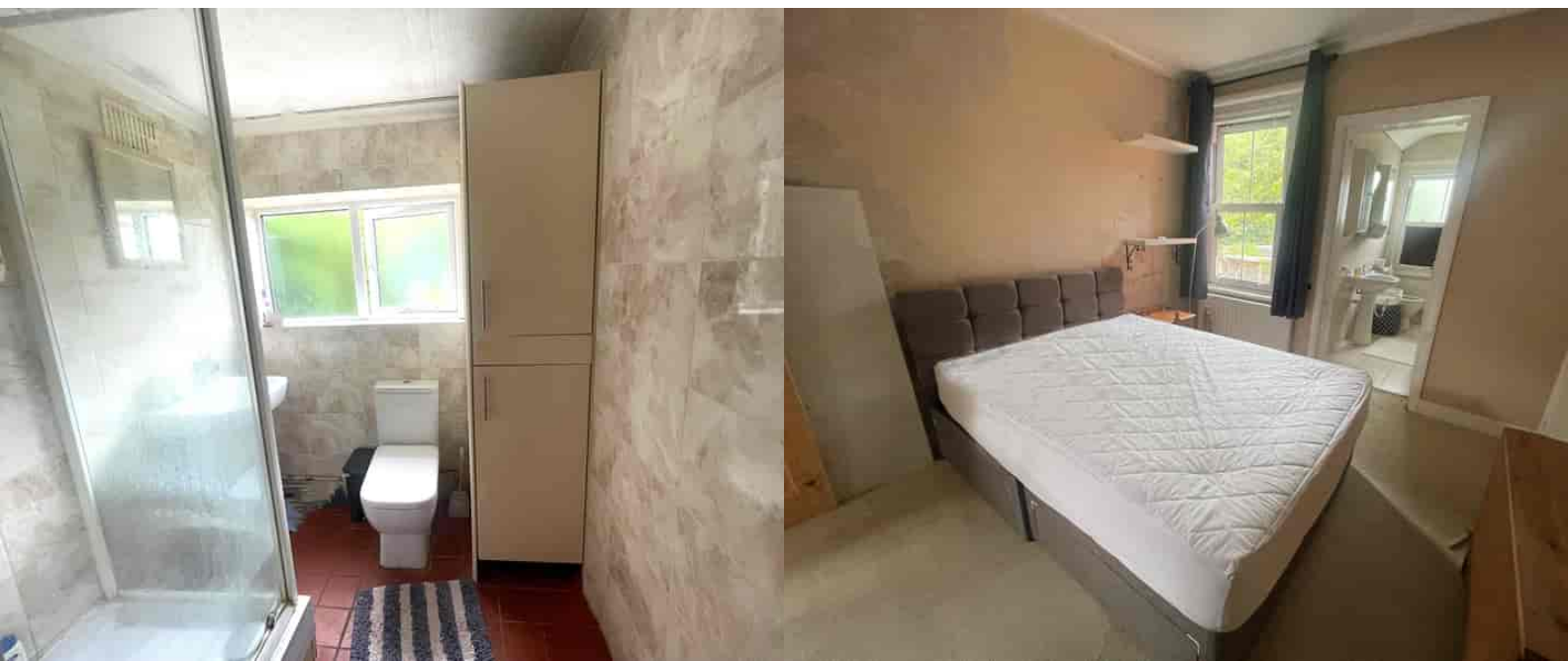
#### En Suite

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

### Outside

#### Rear Garden

Shingled area, some panel fencing.



# FLOORPLAN



TOTAL GROSS  
INTERNAL FLOOR AREA  
1025 SQFT 95.2 SQM



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