

FOR SALE

Guide Price £325,000 Leasehold



12b Flat Worpleadon Road, Guildford, Surrey. GU2 9RW

- Three Double Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Convenient Location
- Well Presented
- Investment Opportunity



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PROPERTY DESCRIPTION

This conveniently located and well presented first floor split level maisonette comes to the market offering spacious accommodation over two floors. Benefits include fitted kitchen, generous lounge, bedroom/reception room on the first floor whilst the second floor offers two double bedrooms and bathroom. Further benefits include gas central heating, double glazing, new lease and minimal service charge which make this home a potential investment opportunity but to fully appreciate the accommodation viewings are highly recommended.

ROOM DESCRIPTIONS

Entrance

Stairs to first floor

First Floor

Landing

Stairs to second floor, doors to:

Lounge

Front aspect double glazed window, radiator

Kitchen

Rear aspect double glazed window, range of eye and base level units, space for appliances.

Bedroom

Rear aspect double glazed window, radiator.

Second Floor

Landing

Loft access, doors to:

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator.

Bathroom

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

FLOORPLAN



1st Floor
Approx. Floor
Area 49.8 Sq M.
(536 Sq Ft.)

2nd Floor
Approx. Floor
Area 40.3 Sq M.
(434 Sq Ft.)

Total Approx. Floor Area 90.0 Sq M. (969 Sq Ft.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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