



## 51 Ardmore Avenue, GUILDFORD, GU2 9NJ

### £375,000 Guide Price

This detached home comes to the market requiring modernisation throughout and offers a buyer the opportunity to stamp their mark and extend (STP). The ground floor offers a separate lounge, kitchen and bathroom whilst the first floor benefits from three bedrooms. Further benefits include gas central heating, double glazing, detached garage, generous rear garden and off road parking. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended. Viewings to commence 10th April.

- Detached
- Scope To Extend (STP)
- Three Bedrooms
- Detached Garage
- Generous Rear Garden
- Parking
- Convenient Location
- Must Be Seen

AGENTS NOTE: DRAFT DETAILS NOT YET APPROVED BY THE VENDOR, EVERYTHING INCLUDED WITHIN THE DETAILS COULD BE SUBJECT TO CHANGE & THEREFORE SHOULD NOT BE TAKEN AS FACTUALLY CORRECT.

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

### Entrance Hall

Stairs to first floor landing

### Lounge

Front aspect double glazed window, radiator.

### Kitchen

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

### Bathroom

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

### First Floor

### Landing

Loft access, doors to:

### Bedroom

Two front aspect double glazed windows, radiator

### Bedroom

Rear aspect double glazed window, radiator

### Bedroom

Rear aspect double glazed window, radiator.

### Outside

### Front Garden

Driveway allowing parking.



### Rear Garden

Mainly laid to lawn, panel fencing, sheds.



### Garage

Detached, brick built, power and light.

### Directions