



## 27 Mandeville Close, Guildford, Surrey. GU2 9YA

- Very Well Presented
- Three Bedrooms
- Fitted Kitchen
- Lounge/Diner
- Enclosed Rear Garden
- Off Road Parking
- Double Glazed
- Cul De Sac Location
- Four Piece Bathroom
- Garage In A Block



### PROPERTY DESCRIPTION

Situated in a cul de sac location this very well presented terraced home comes to the market offering a lounge/diner and a fantastic fitted kitchen on the ground floor whilst the first floor benefits from three bedrooms and lovely four piece bathroom suite. Further benefits include gas central heating, double glazing, off road parking, garage in a nearby block and a delightful rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.





## ROOM DESCRIPTIONS

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### Ground Floor

#### Ground Floor

Stairs to first floor landing, door to:

#### Lounge/Diner

Front aspect double glazed window, radiator, wood effect flooring, rear aspect double glazed doors, open to:

#### Kitchen

Rear aspect double glazed window, range of units, space for appliances, roll top surfaces.

### First Floor

#### Landing

Loft access, doors to:

#### Bedroom

Front aspect double glazed window, radiator.

#### Bedroom

Rear aspect double glazed window, built in cupboard.

#### Bedroom

Front aspect double glazed window, radiator

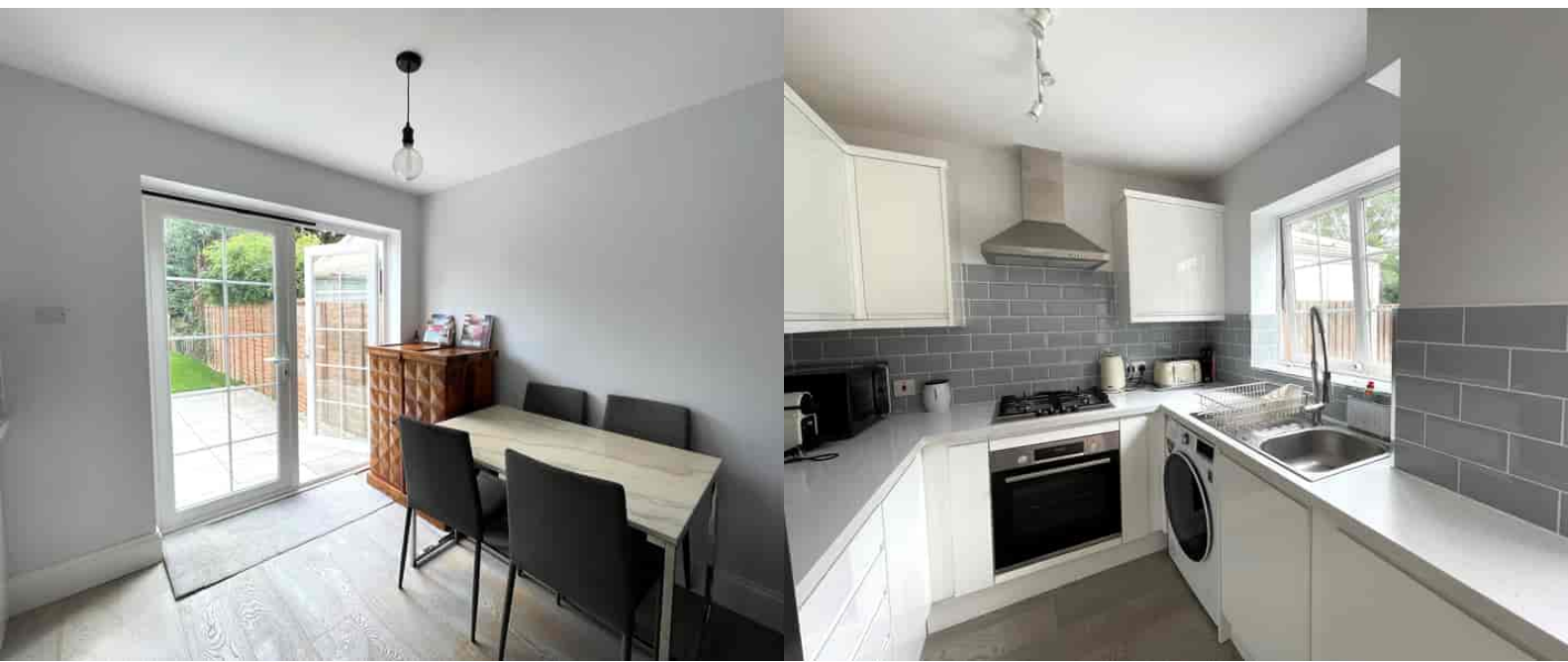
#### Bathroom

Frosted double glazed window, panel enclosed bath, low level w.c, wash hand basin, fully tiled, separate shower unit.

### Outside

#### Rear Garden

Patio area with the remainder laid to lawn, panel fencing.

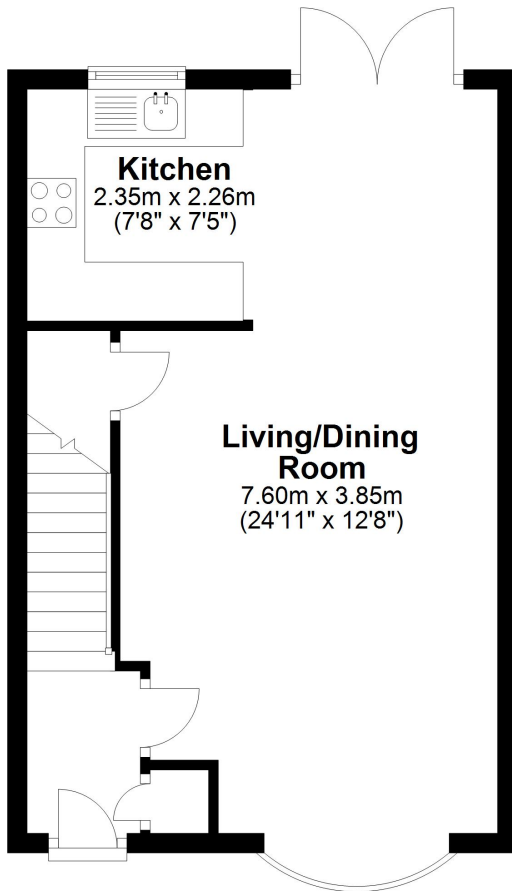


# FLOORPLAN



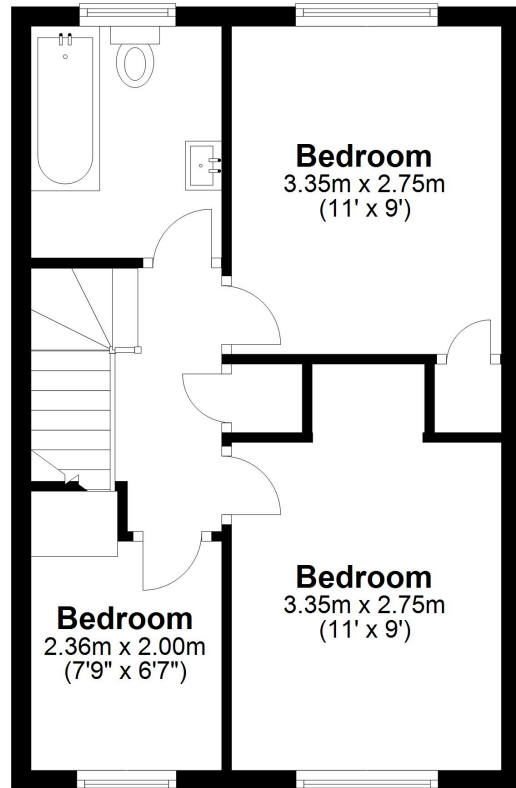
## Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Total area: approx. 73.2 sq. metres (788.4 sq. feet)