



34 Fir Tree Road, Guildford, Surrey. GU1 1JN

- Must Be Seen
- Double Glazed
- No Onward Chain
- Three Bedrooms
- Scope To Extend (STP)
- Two Reception rooms
- Conservatory
- Gas Central Heating
- Generous Garden
- Updating Required



PROPERTY DESCRIPTION

This terraced home comes to the market in need of updating giving a buyer the opportunity to stamp their mark. The ground floor offers two reception rooms, conservatory, utility area and cloakroom whilst the first floor benefits from three bedrooms and bathroom. Further benefits include scope to extend (STP) gas central heating, double glazing and a generous rear garden. Local amenities are nearby as are bus routes into Guildford Town centre and A3 links but to fully appreciate the potential viewings are highly recommended. NO ONWARD CHAIN



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing,. doors to:

Lounge

Front aspect double glazed window, radiator, door to

Dining Room

Rear aspect doors, radiator,

Kitchen

rear aspect window, range of units, roll top surfaces, door to entrance hall, rear aspect door, space for appliances, floor mounted boiler

Conservatory

Double glazed with side aspect door.

Utility Area

Space for appliances, door to w.c

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect window, radiator

Bedroom

Rear aspect window, radiator

Bedroom

Front aspect window, radiator

Bathroom

Rear aspect window, panel enclose bath

Outside

Garden

Generous garden, mainly laid to lawn.

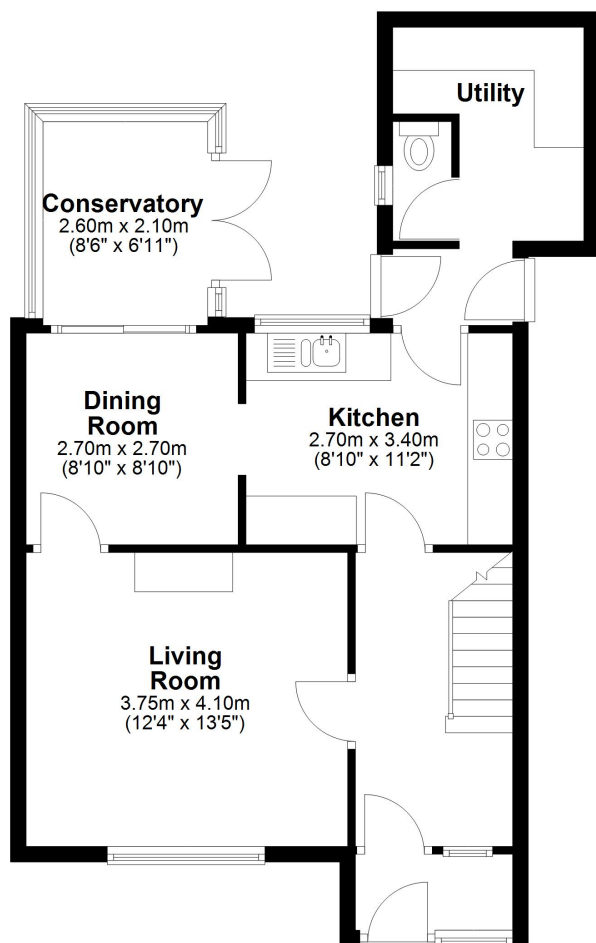


FLOORPLAN



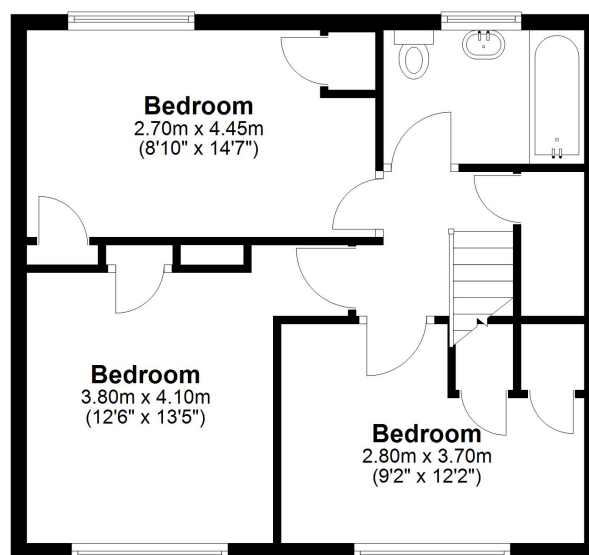
Ground Floor

Approx. 56.9 sq. metres (613.0 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.0 sq. feet)



Total area: approx. 103.4 sq. metres (1113.0 sq. feet)