

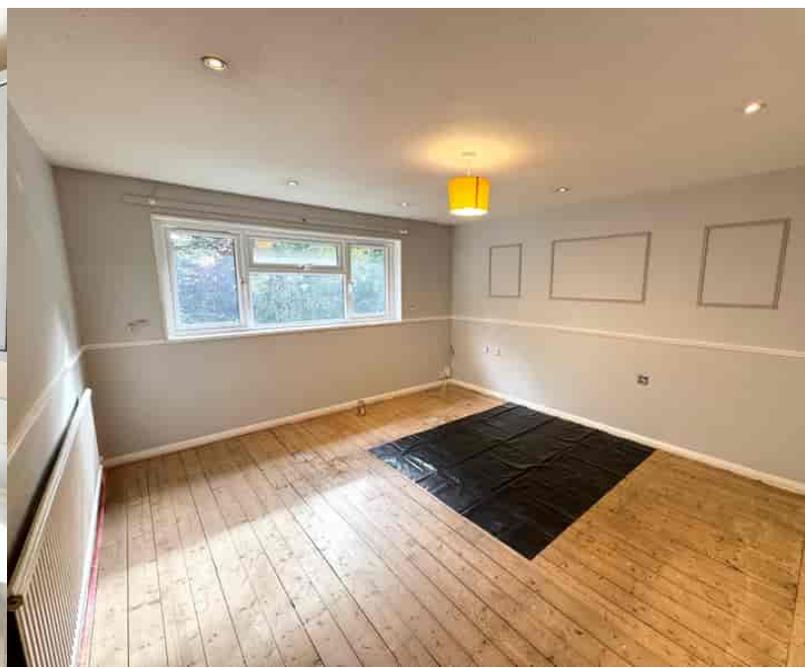
9 Wildfield Close, Wood Street Village, Guildford, Surrey. GU3 3EG

- Must Be Seen
- No Onward Chain
- First Floor
- Two Bedrooms
- Garden
- Cosmetic Updating Needed
- Bathroom
- Gas Central Heating
- Double Glazed
- Parking



PROPERTY DESCRIPTION

Situated in the ever popular Wood Street Village area this first floor maisonnete comes to the market in need of some cosmetic updating. Benefits include a generous lounge, kitchen, bathroom and two bedrooms. Further benefits include gas central heating, double glazing and enclosed garden. Bus routes are also nearby but to fully appreciate the potential and accommodation viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance

Stairs to first floor landing

First Floor

Landing

Doors to:

Lounge

Rear aspect window, radiator

Kitchen

Rear aspect window, range of units, space for appliances

Bedroom

Front aspect window, radiator

Bedroom

Front aspect window, radiator

Bathroom

Panel enclosed bath, low level w,c, wash hand basin

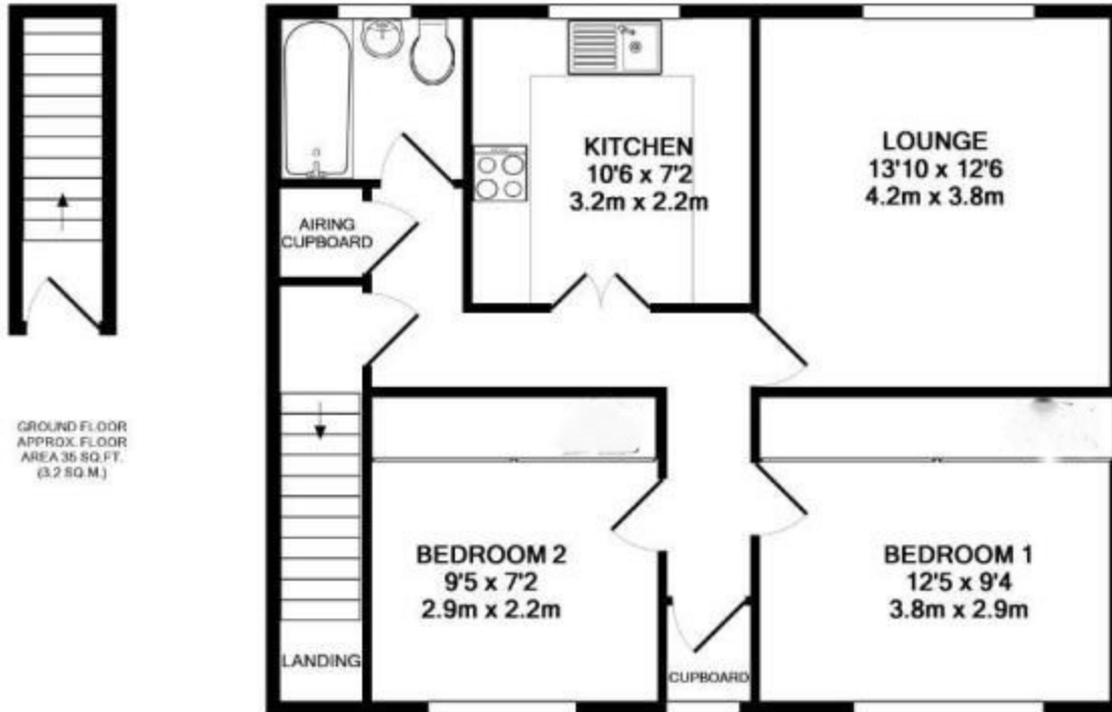
Outside

Garden

Enclosed garden, mainly laid to lawn



FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 36 SQ.FT.
(3.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 684 SQ.FT.
(63.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.