



## 6 Russell Court, Rowan Close, Guildford, Surrey. GU1 1PS

- Well Maintained
- Two Bedrooms
- Gas Central Heating
- Double Glazed
- Kitchen
- Lounge
- Enclosed Rear Garden
- Utility Area
- No Onward Chain
- Viewings Recommended



#### PROPERTY DESCRIPTION

This well maintained terraced home comes to the market offering a kitchen with space to dine, lounge and utility area on the ground floor whilst the first floor offers two double bedrooms, separate w.c and bathroom. Further benefits include gas central heating, double glazing and enclosed rear garden. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN





## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Stairs to first floor landing, door to utility area, doors to:

#### Lounge

Rear aspect door, radiator

#### Kitchen

Rear aspect window and door, space to dine, range of units, space for appliances, roll top surfaces

### First Floor

#### Landing

Doors to:

#### Bedroom

Rear aspect window, radiator

#### Bedroom

Rear aspect window, radiator

#### W.C

Front aspect window, low level w.c

#### Bathroom

Front aspect double glazed window, panel enclose bath, wash hand basin

### Outside

#### Rear Garden

Patio area with the remainder laid to lawn, panel fencing

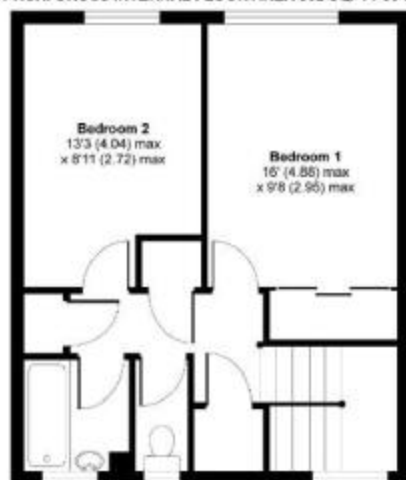


# FLOORPLAN



## Russell Court, Guildford GU1

APPROX. GROSS INTERNAL FLOOR AREA 862 SQFT / 80 SQM



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Callards and no guarantee as to their operating quality or their efficiency can be given.

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Guildford Office  
12c, Worplesdon Road, Guildford, GU2 9RW  
01483 576300  
info@hippsestateagents.co.uk