



47 Ludlow Road, Guildford, Surrey. GU2 7NR

- Two Bedrooms
- Convenient Location
- Lounge
- Dining Room
- Gas Central Heating
- Double Glazed
- First Floor Bathroom
- Enclosed Rear Garden
- Well Presented
- No Onward Chain



PROPERTY DESCRIPTION

This conveniently located and well presented semi detached home comes to the market offering No Onward Chain. Benefits include two separate reception rooms kitchen and utility area whilst the first floor offers two bedrooms and bathroom. Further benefits include gas central heating, double glazing and an enclosed rear garden. Local amenities are nearby as is the main line train station but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Lounge

Front aspect double glazed window, radiator

Inner

Stairs to first floor landing

Dining Room

Rear aspect double glazed window, radiator, under stair cupboard

Kitchen

Side aspect double glazed window and door, range of units, space for fridge-freezer, fitted hob and oven

First Floor

Landing

Doors to:

Bedroom

Front aspect double glazed window, radiator

Bedroom

Rear aspect double glazed window, radiator

Bathroom

Double glazed window, panel enclosed bath, low level w.c, wash hand basin , part tiled walls

Outside

Garden

Mainly laid to lawn, panel fencing, side access

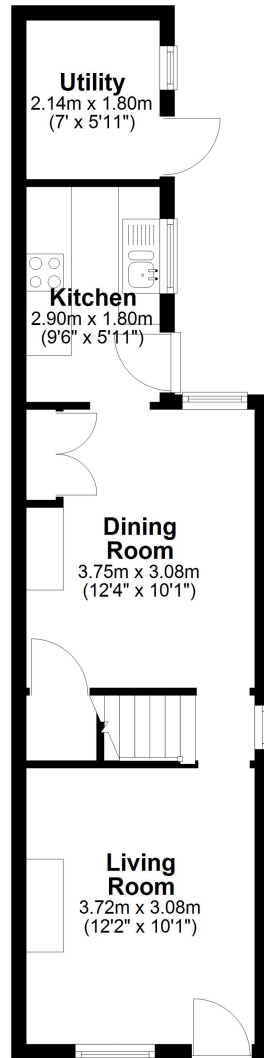


FLOORPLAN



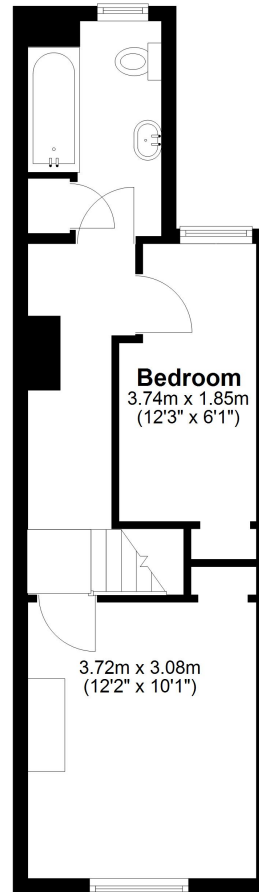
Ground Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 sq. feet)