

## 105 Grange Road, Guildford, Surrey. GU2 9QD

- Double Glazed
- Garage
- Cloakroom
- Gas Central Heating
- Lounge/Diner
- Conservatory
- Kitchen
- Three bedrooms
- Enclosed Rear Garden
- No Onward Chain



### PROPERTY DESCRIPTION

This conveniently located semi detached home comes to the market offering No Onward Chain and further scope to extend (STP) . The ground floor benefits from a generous lounge/diner, conservatory, fitted kitchen and cloakroom whilst the first floor offers three bedrooms and bathroom. Further benefits include gas central heating, double glazing, parking and a very useful garage. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



## ROOM DESCRIPTIONS

---

### Ground Floor

#### Entrance Hall

Stairs to first floor , doors to:

#### Lounge/Diner

Front aspect double glazed window, radiator, opening to kitchen, rear aspect double glazed doors leading to conservatory.

#### Kitchen

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

#### Conservatory

Rear aspect double glazed window and door.

### First Floor

#### Landing

Doors to:

#### Bedroom

Front aspect double glazed window, radiator

#### Bedroom

Rear 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

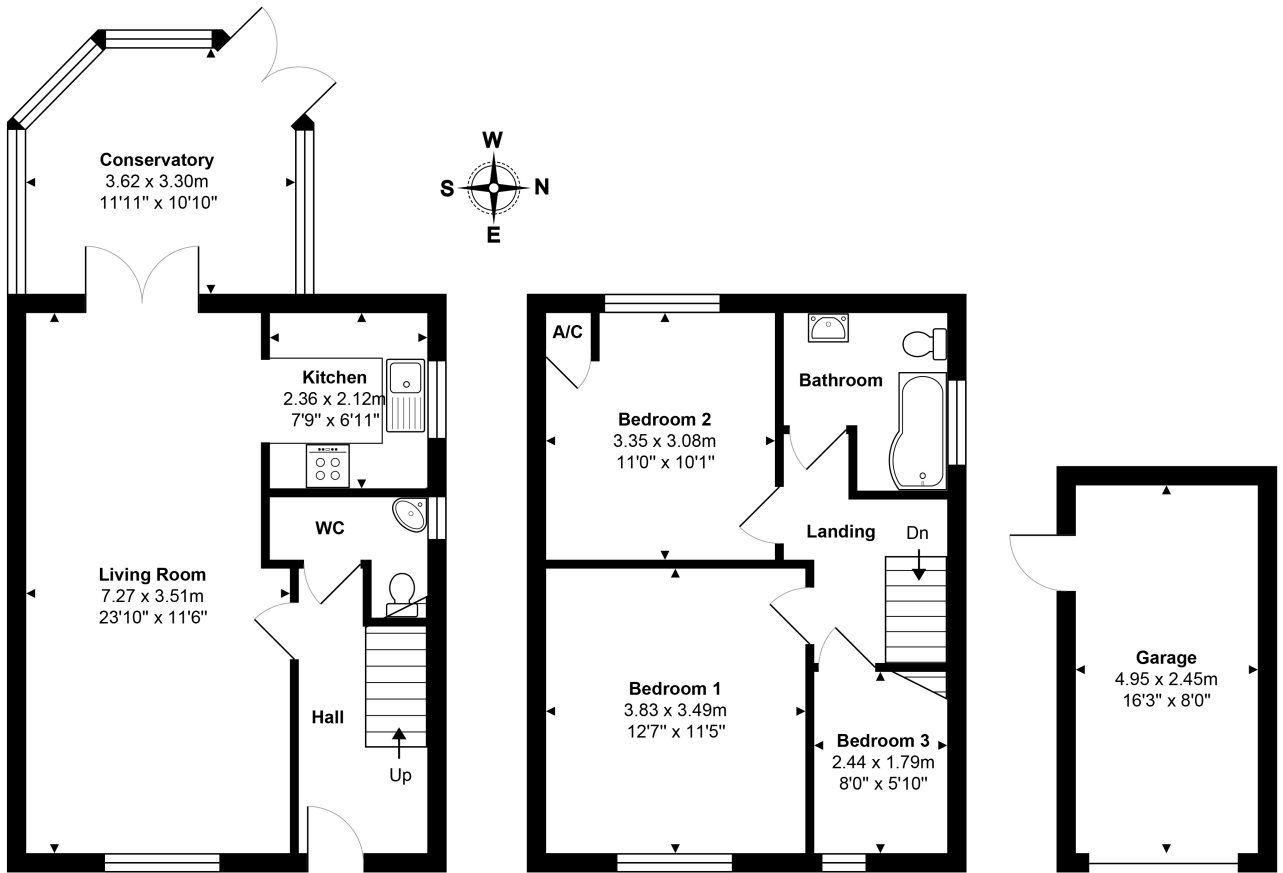
### Outside

#### Garden

Mainly laid to lawn, access to garage, side access



# FLOORPLAN



**Ground Floor**  
Approx. Gross Internal Area 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>

**First Floor**  
Approx. Gross Internal Area 39.3 m<sup>2</sup> ... 423 ft<sup>2</sup>

(Not shown in true location / orientation)

Total Approx. Gross Internal Area 90.2 m<sup>2</sup> ... 971 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)