



28 Lincoln Road, Guildford, Surrey. GU2 9TJ

- Generous Garden
- Three bedrooms
- Scope To Extend (STP)
- Double Glazed
- Garage
- Two Reception Rooms
- No Onward Chain
- Gas Central Heating
- Parking
- Updating Required



PROPERTY DESCRIPTION

This semi detached home comes to the market in need of updating and with scope to extend , subject to the usual planning consents. The ground floor offers two separate reception rooms, kitchen and bathroom whilst the first floor boasts three bedrooms. Further benefits include gas central heating, double glazing, parking and a generous garden with garage. Local amenities are nearby as are bus routes but to fully appreciate the accommodation and potential viewings are highly recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Stairs to first floor landing, doors to:

Lounge

Front aspect window, radiator

Dining Room

Front aspect window, radiator

Kitchen

rear aspect window and door, base level unit, space for appliances

Bathroom

Rear aspect windows, bath, low level w.c, wash hand basin

First Floor

Bedroom

Front and rear aspect window, radiator

Bedroom

Front aspect window, radiator

Bedroom

Rear aspect window, radiator

Outside

Garden

Mainly laid to lawn, garage.

Agent Note

This property is subject to probate being granted

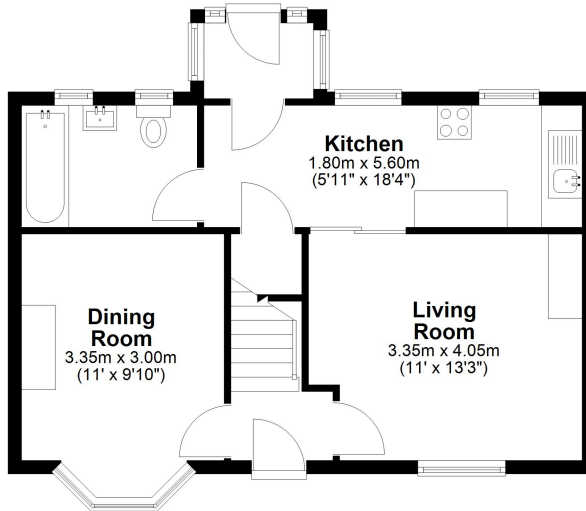


FLOORPLAN



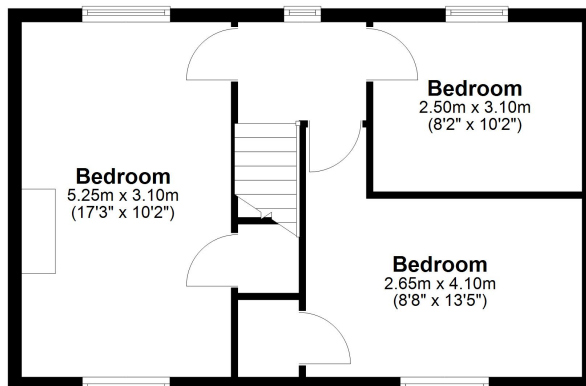
Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 89.4 sq. metres (962.0 sq. feet)

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