



## 96 Woodside Road, Guildford, Surrey. GU2 8HQ

- Must Be Seen
- Updating Required
- Three Bedrooms
- Bathroom
- Lounge
- Cloakroom
- Parking
- No Onward Chain
- Scope To Extend (STP)
- Generous Garden



### PROPERTY DESCRIPTION

This semi detached home comes to the market in need of updating. The ground floor offers a lounge, kitchen breakfast room and cloakroom whilst the first floor benefits from three bedrooms and bathroom. Further benefits include, scope to extend (STP), parking and generous rear garden. Local amenities are nearby but to fully appreciate the potential viewings are highly recommended. NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Stairs to first floor landing, door to:

#### Lounge

Front aspect window, door to:

#### Cloakroom

Low level w.c, wash hand basin, shower

#### Kitchen/BreakFast Room

Rear aspect window, range of units, space for appliances, rear aspect door leading to lean to .

### First Floor

#### Landing

Doors to:

#### Bedroom

Rear aspect window

#### Bedroom

Rear aspect window

#### Bedroom

Front aspect window

#### Bathroom

Wash hand basin, low level w.c, bath

### Outside

#### Garden

In need of clearing.

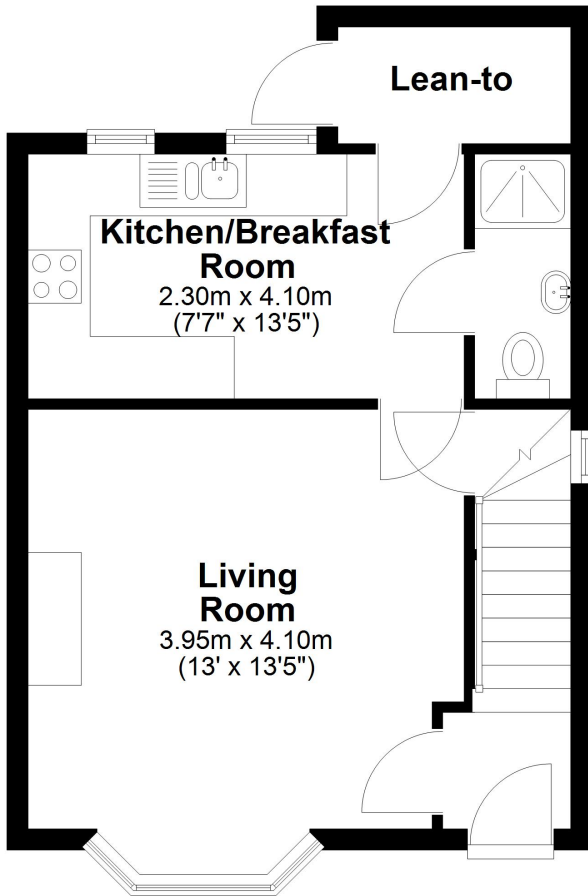


# FLOORPLAN



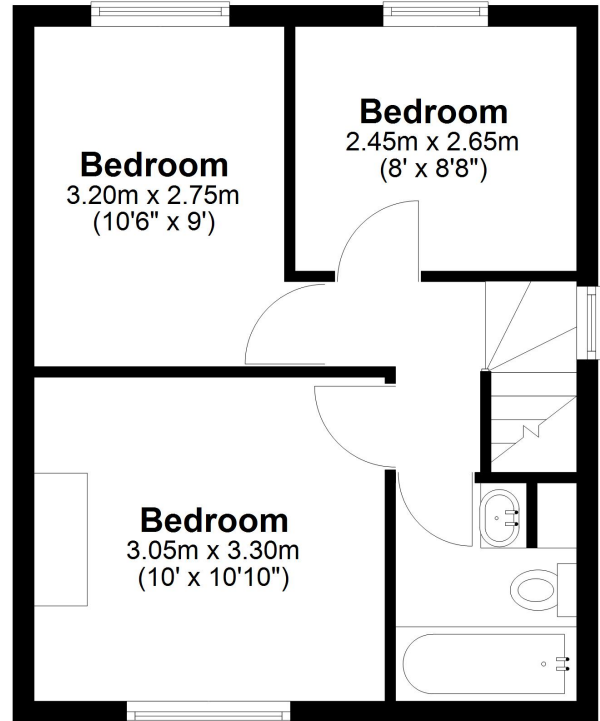
## Ground Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



## First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 67.7 sq. metres (729.2 sq. feet)