

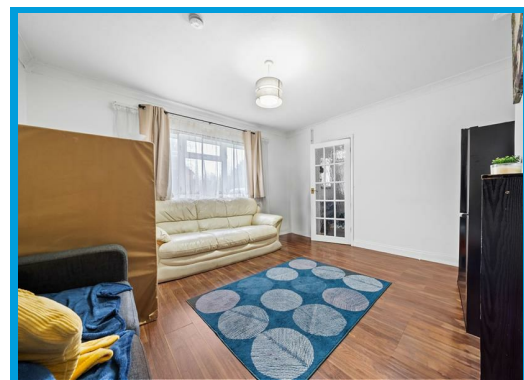
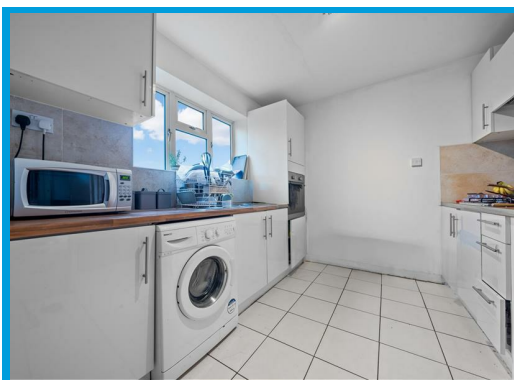
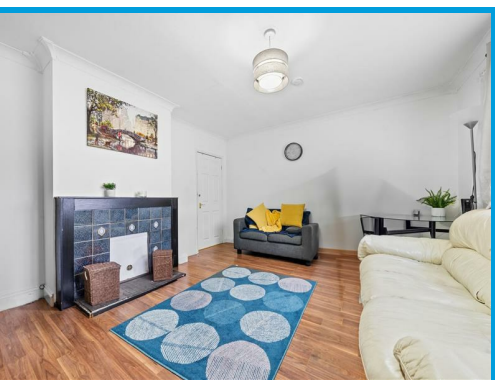


Stoughton Road, Guildford Surrey, GU1 1LL

Guide Price £515,000

****SCOPE FOR EXTENSION**** (STPP)

Offered with no onward chain, this spacious four bedroom house is located on the outskirts of Guildford Town centre and offers an excellent opportunity for investors and private buyers.

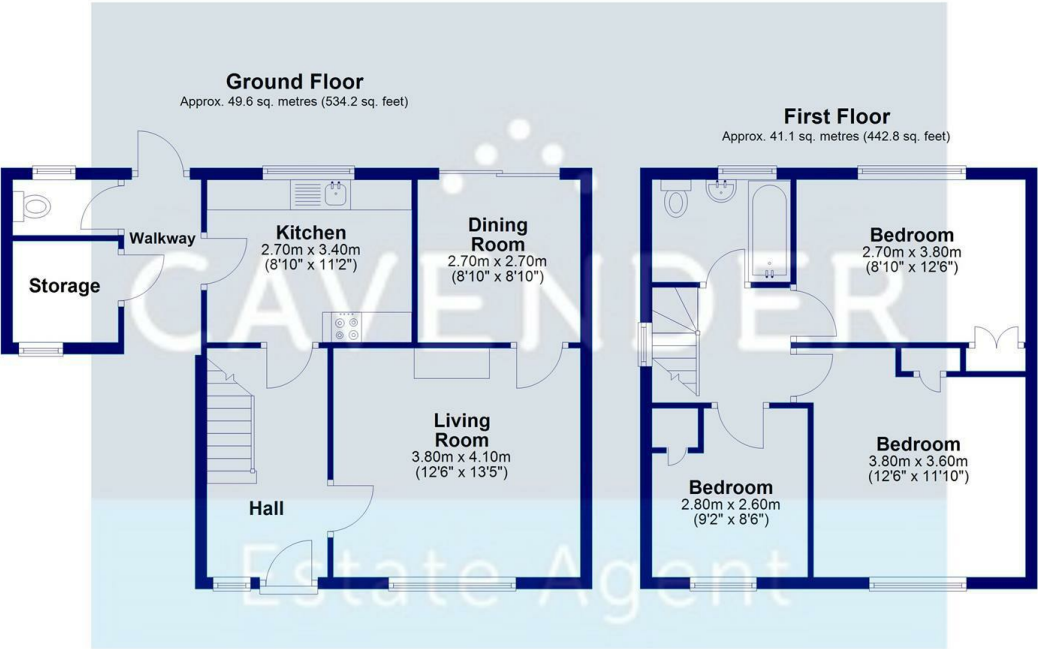


Description

****SCOPE FOR EXTENSION (STPP)** Offered with no onward chain, the large four bedroom semi-detached house is located on the outskirts of Guildford town centre. Ideal for investors and families, this light and airy house benefits from a modern kitchen and bathroom and offers spacious accommodation throughout.

The property comprises an entrance hall leading to the spacious reception room, one of the four bedrooms, a modern kitchen with appliances and a separate cloakroom, also then leading onto the large private rear garden.

On the first floor there is two large double bedrooms, one single bedroom and a newly fitted modern family bathroom with shower over bath. Benefits include a good size garden and off street parking for two cars.



Total area: approx. 90.8 sq. metres (977.0 sq. feet)



Energy Efficiency Rating	
Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>85</div>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>83</div>
England & Wales EU Directive 2002/91/EC	

