

CAVENDER

ESTATE AGENT

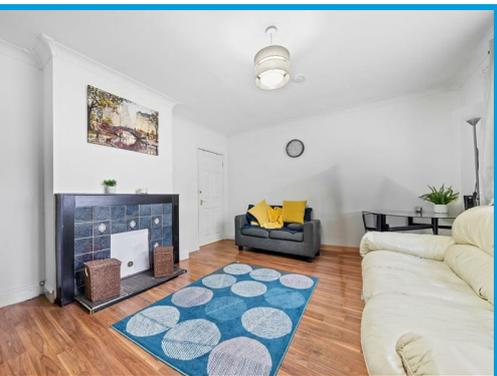


Stoughton Road, Guildford Surrey, GU1 1LL

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.

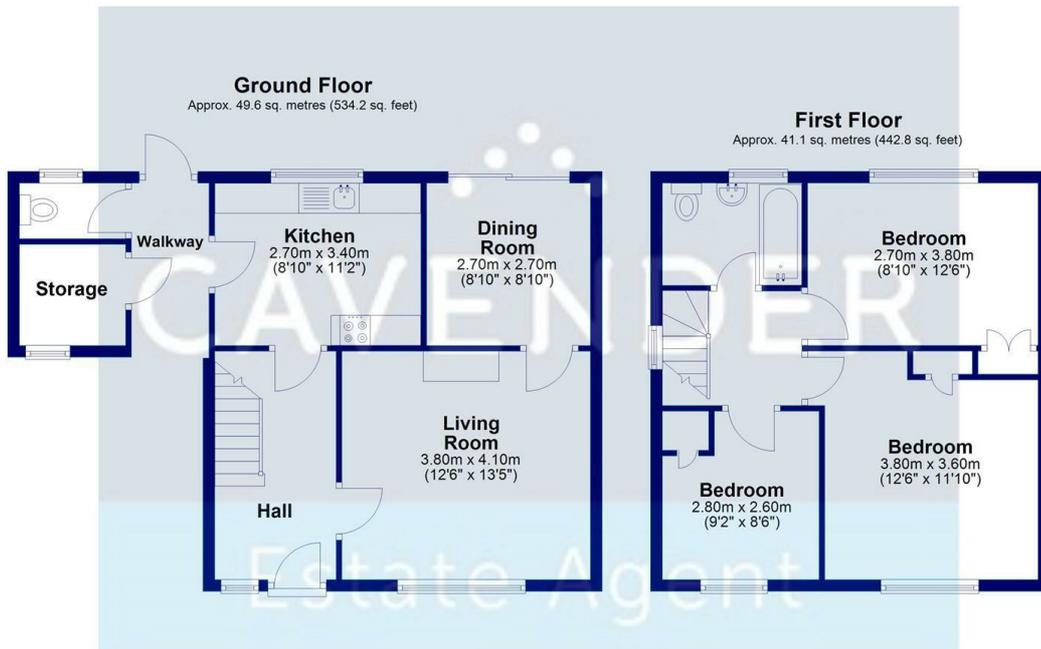


Description

****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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	60	
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

