



Offers In Excess Of

£424,995

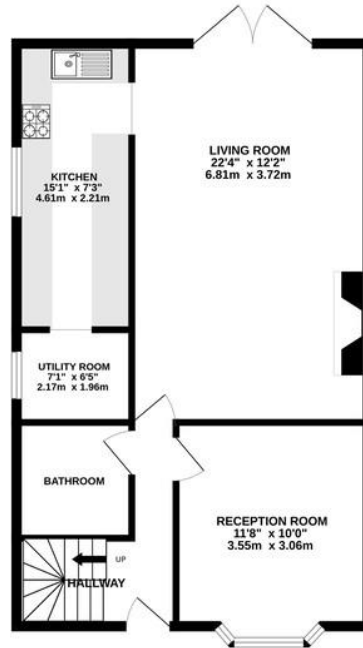
Weston Road | Guildford

Freehold

Located in the highly sought-after Weston Road, this property presents a promising opportunity to transform and create your dream home, this 4-bedroom semi-detached property in Guildford is in need of modernization. The property offers ample space, allowing you to unleash your creativity and personalize the interior to your taste.



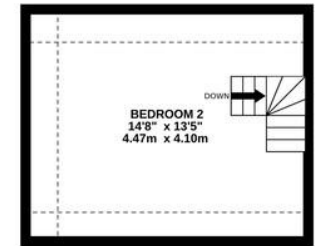
GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

- Four Bedrooms
- Semi Detached House
- Extended
- Off Road Parking
- EPC Rating - D
- Council Tax Band - D