



Offers In Excess Of

£499,995

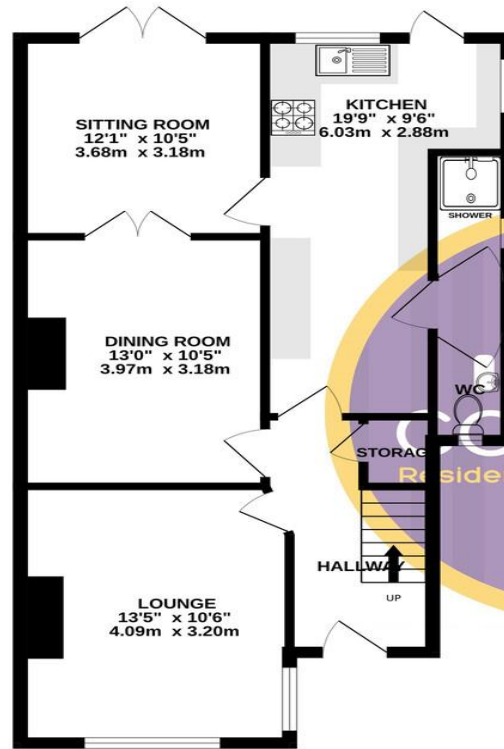
Manor Road | Guildford

Freehold *CHAIN FREE* *EXTENDED* *GARAGE*

Cobbles are excited to bring to the market this cleverly extended three-bedroom property situated on the popular Manor Road. As you enter the property you are greeted by a spacious hallway, the staircase and a spacious storage area under the stairs. To the front of the property, you have a large lounge with open fireplace, dining room which flows directly into the extended sunroom. To the rear of the ground floor, you have the well-designed kitchen, cleverly thought out with plenty of base and eye level units, as well as plenty of worktop space. The spacious ground floor also offers a downstairs WC and Shower room.



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom House
- Extended
- Council Tax Band - E
- Three Reception Rooms
- Garage
- EPC Rating - D