



Asking Price

**£375,000**

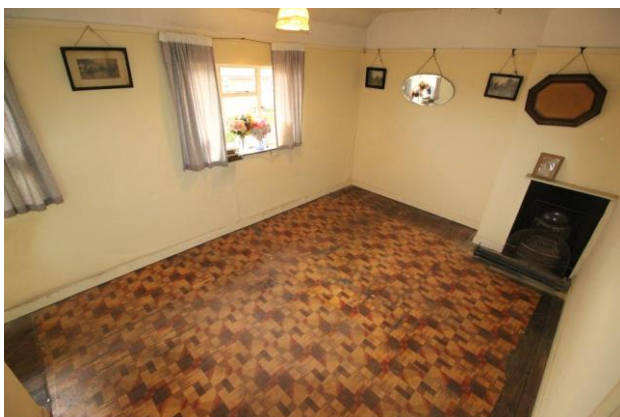
## Fentum Road | Guildford

**Freehold**

Offered to the market chain free, this semi-detached three bedroom house is the perfect blank canvas for anyone wanting to make their own stamp on a property.

Located in the peaceful Fentum Road you approach the property through the large colorful front garden. Heading through the front door you have the stairs directly in front of you with the reception room to the left. This is a bright spacious room that leads directly into the kitchen.





GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

- Three Bedroom House
- Private Garden
- Council Tax Band - C
- Chain Free
- Ready For Renovation
- EPC Rating - F