



Offers In Excess Of

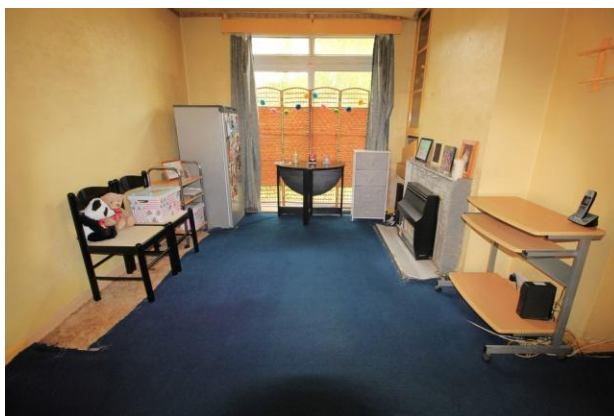
£479,500

Byrefield Road | Guildford

Freehold

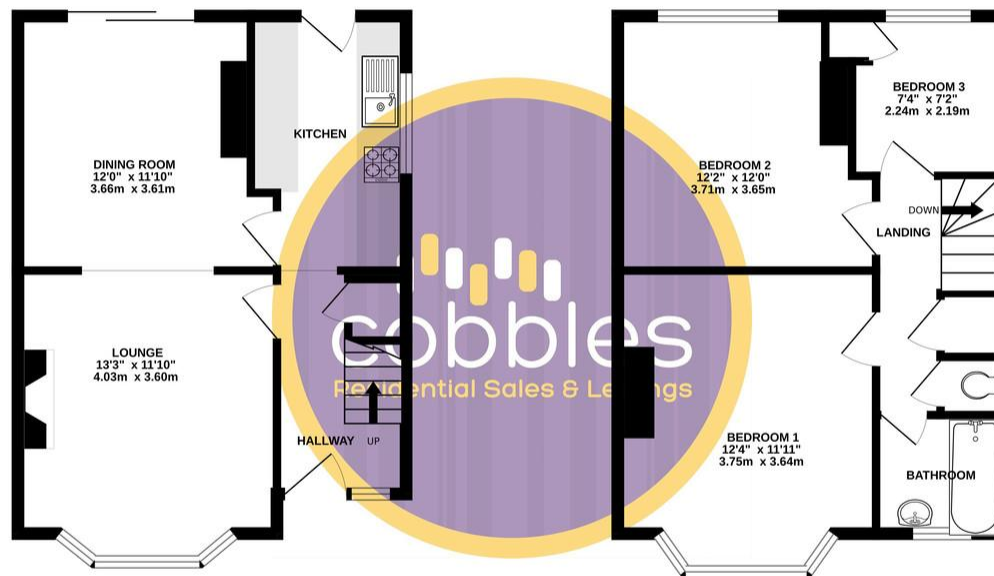
CHAIN FREE* *RENOVATION OPPORTUNITY

Cobbles are excited to offer this excellent opportunity to purchase a detached house on the increasingly popular Byrefield Road. The property is within walking distance to Guildford Town Centre, as well as the university, excellent schools, such as Rydes Hill Preparatory School & St. Josephs School, as well as the Royal Surrey County Hospital. The property is a detached three-bedroomed house, but will need modernizing internally throughout.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 855sq.ft. (79.4 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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- Three Bedroom House
- Large Garden
- Council Tax Band - E
- Detached
- Chain Free
- EPC Rating - TBC