CODDES Residential Sales & Lettings







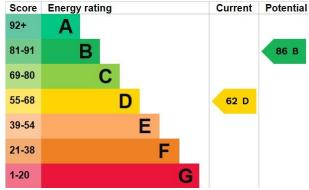
Offers In Excess Of £350,000

Shelton Close | Guildford

Freehold

Nestled in the peaceful cul-de-sac of Shelton Close, this charming two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. With a private garden, a garage, and the rare advantage of backing onto natural greenland and mature trees, the property enjoys exceptional privacy and a tranquil outlook.





GROUND FLOOR 304 sq.ft. (28.2 sq.m.) approx.

BEDROOM 2 11'9" x 8'9" 3.58m x 2.66m LOUNGE 15'3" x 11'10" 4.64m x 3.60m LANDING DOWN BATHROOM HALL MASTER BEDROOM 9'10" x 9'5" 2.99m x 2.87m KITCHEN JPBOARD 10'4" x 5'4" 3.14m x 1.62m JPBOARBTORM POR

1ST FLOOR 303 sq.ft. (28.2 sq.m.) approx.

- Two Bedroom House •
- Garage ٠

- **Bright and Spacious** • Lounge
- Private Garden

- Council Tax Band D •
- **EPC** Rating D ٠

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buy ers are advised to recheck the measurements.