



Offers In Excess Of

£375,000

Stoughton Road | Guildford

Freehold

Offered chain-free and currently undergoing renovation, this three-bedroom semi-detached home presents an exciting opportunity for those looking to create their dream home in a highly sought-after location. Whilst enjoying a spacious layout and a large garden, not often seen.

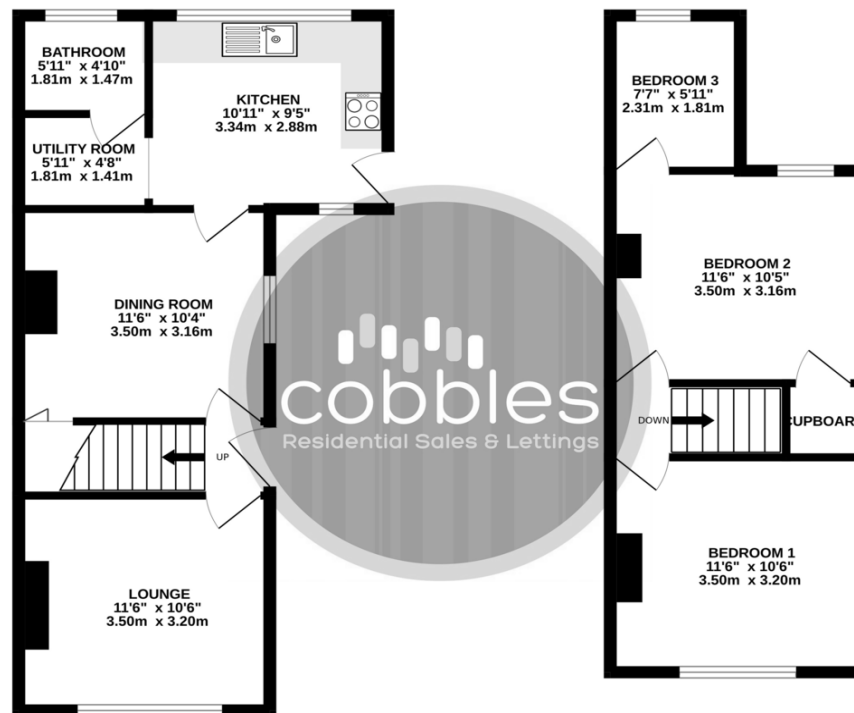
Stepping through the front door, you're welcomed into a bright lounge. The adjoining dining room provides a perfect area for entertaining, leading through to the kitchen, which overlooks the garden. Beyond the kitchen, you'll find a utility room and a bathroom, offering practicality and convenience.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.8 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.
Made with Metreplan C5025

- Chain Free
- Large Garden
- Semi Detached
- Off Road Parking
- Council Tax Band - D
- EPC Rating - D