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Granville Road, Woking, GU22 9ND

**£375,000**



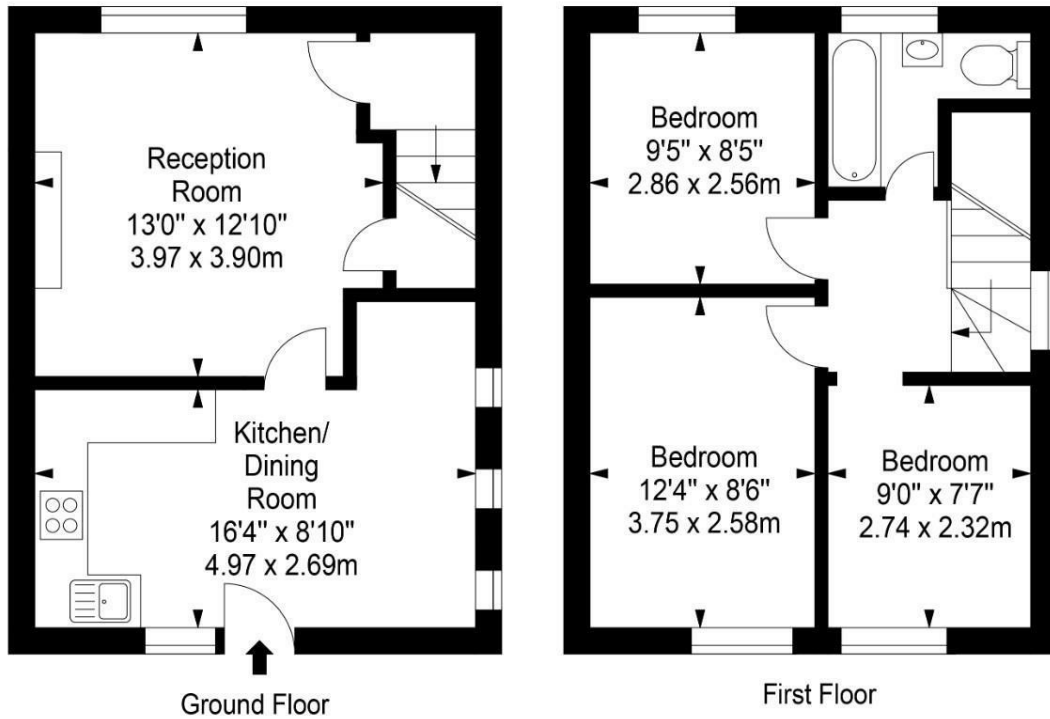
A perfect opportunity to purchase this three bedroom semi-detached house in need of some modernisation throughout. The property benefits from a good size reception room to the front which leads through to the kitchen / dining area which provides access to the private rear garden. The kitchen offers plenty of wall cupboards and there is ample counter surface units for preparing food. Upstairs are three bedrooms and the master is a double. There is also a family bathroom upstairs with bath, sink and wc. The private rear garden is also a good size.

This property is in a residential area and offers plenty of opportunity to modernise and extend (STPP) and is brought to the market with no onward chain. An early viewing is highly recommended to avoid disappointment.



# Floor Plan

Approximate Area = 727 sq ft / 67.50 sq m  
For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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