



**InVillages**  
with SIMON BANCE

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**Sybthorpe**  
193 Queens Road, Bisley, Surrey GU24 9AX



## Renovation Project.

Situated along a country road between the villages of Bisley, Brookwood & Pirbright, this character semi-detached single storey cottage has been in the same family ownership for many decades, and provides a rare opportunity for anyone looking for a complete remodelling and refurbishment project. Outside there is driveway parking to the front and a good size garden with numerous large storage outbuildings.

Double aspect sitting room with fireplace, dining room with fireplace, fitted kitchen, 3 bedrooms, bathroom & separate wc, mains gas central heating, private drainage via septic tank, driveway for off-street parking, long rear garden which is also a blank canvass with scope for opening up and landscaping.

## Price Guide £425,000 Freehold

Council Tax: Band D (Surrey Heath Borough Council)

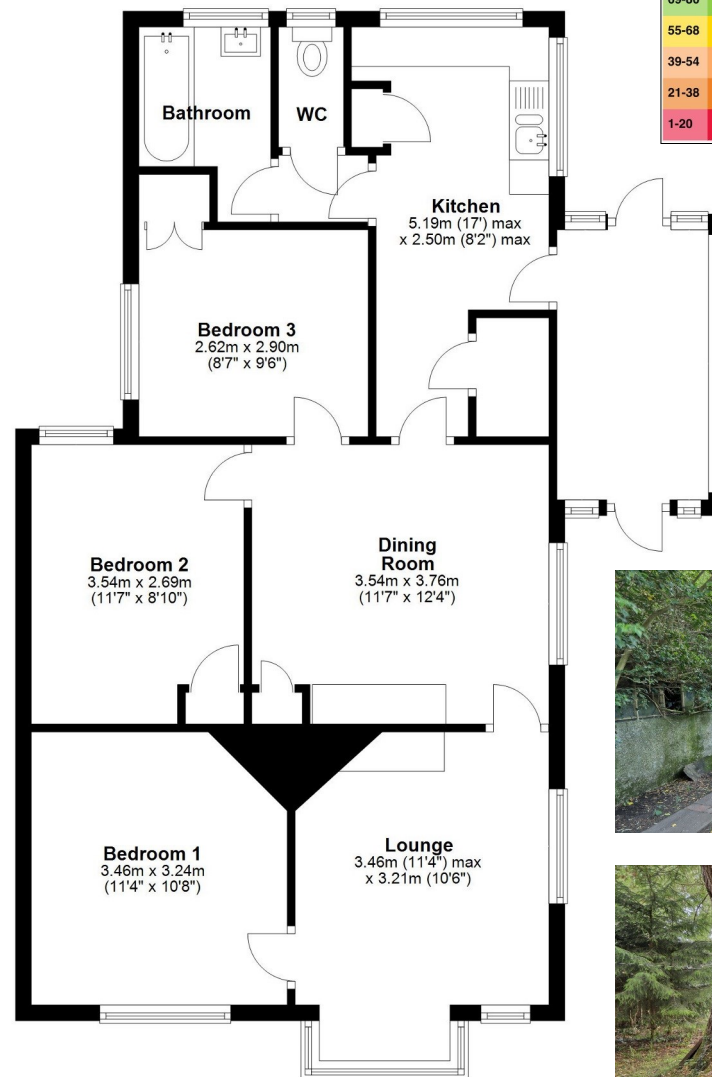
EPC: Band F



Agents Note : None of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale, if you are unsure we advise you to check with your surveyor or solicitor.

## Ground Floor

Approx. 81.4 sq. metres (876.6 sq. feet)



Total area: approx. 81.4 sq. metres (876.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	37 F	
1-20	G		



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& Country Homes”

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