



Orchard Close, Normandy, Guildford, Surrey, GU3 2ET

Asking Price £400,000

Orchard Close, Normandy, Guildford, Surrey, GU3 2ET

This well located three bedroom, semi detached bungalow is offered with no onward chain and requires modernisation.

As you enter the property, you will find access to all three bedrooms. The bedrooms to the front and to the left are double bedrooms and both offer built in wardrobes. The bathroom comprises wc, wash hand basin and shower. To the rear of the property you will find the living room and kitchen. The living room has doors providing direct access to the garden and has a feature fireplace. The kitchen has a range of units and a door leading into the conservatory.

The rear garden is of good size and provides a patio area for seating and a shed. The property benefits from having a garage.

- Three Bedrooms
- Semi Detached
- Conservatory
- Garage
- No Chain
- Council Tax Band D



Floorplan

Orchard Close, Normandy, Guildford, GU3



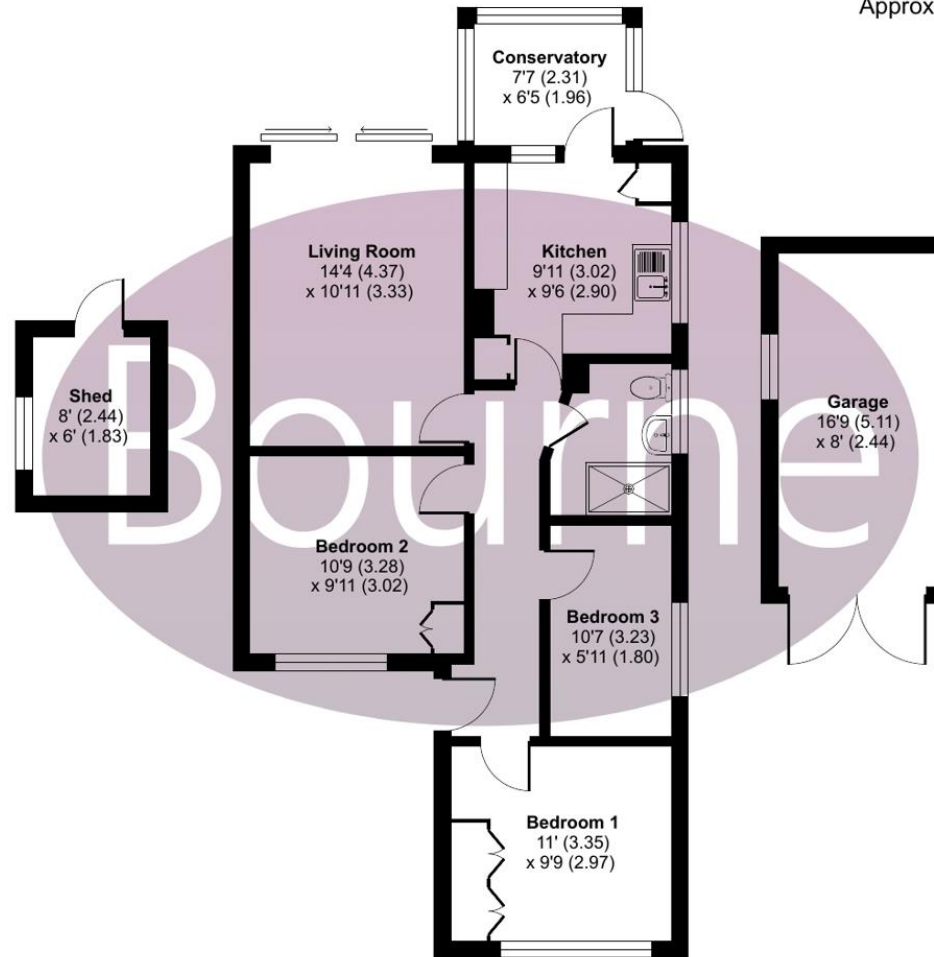
Approximate Area = 745 sq ft / 69.2 sq m

Garage = 135 sq ft / 12.5 sq m

Shed = 48 sq ft / 4.4 sq m

Total = 928 sq ft / 86.2 sq m

For identification only - Not to scale



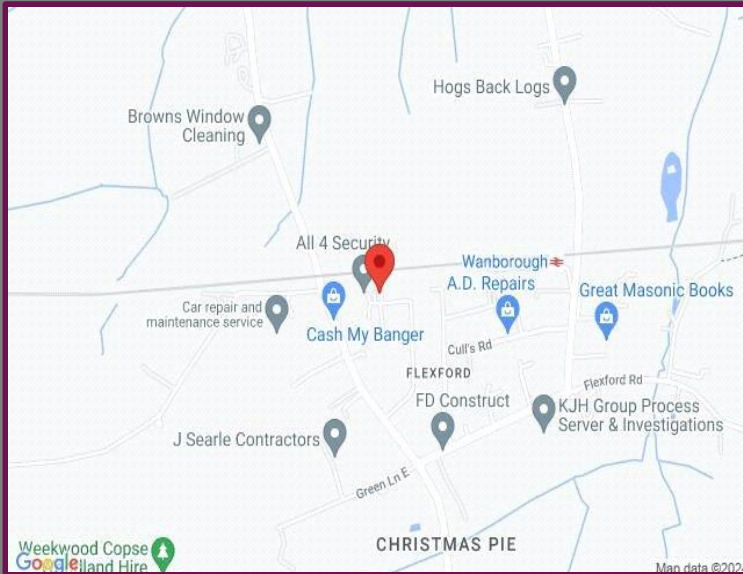
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1075436

Location

Orchard Close is a well located, popular cul-de-sac in Normandy, offering easy access to local amenities, well regarded local schooling (Wyke Primary school is 1 mile away), good road connections, and Guildford's nearby town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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