



ESTATE AGENTS



Manor Road, Guildford, Surrey, GU2 9NR

Guide Price £465,000

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This beautifully presented three-bedroom, two reception room semi-detached house is situated in this popular area of Guildford.

The front door leads to a spacious dining room with two inbuilt cupboards under the stairs for ample storage. To the rear is the kitchen featuring fitted units. The ground floor also features the family bathroom, including WC, hand wash basin and bath with shower over.

The first-floor features two generously sized double bedrooms and one single bedroom to the rear. The main bedroom features its own WC with a wash hand basin.

The large rear garden comprises of a large patio area with space to the rear for a large garden shed.

- Character House
- Three Bedrooms
- Two Reception Rooms
- Modern Bathroom
- Private driveway for off street parking
- Close to Local Amenities
- Council Tax Band D



Floorplan

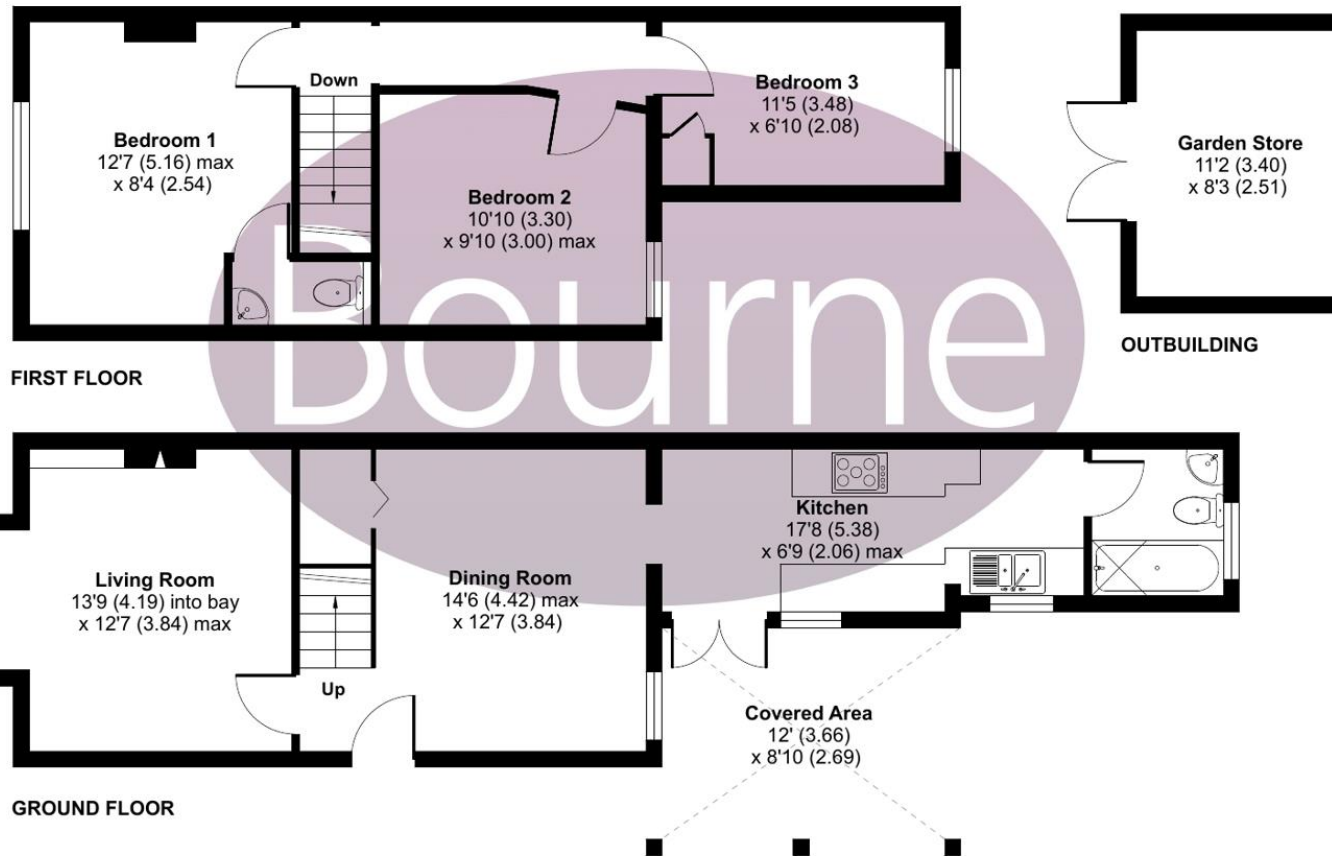
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Approximate Area = 914 sq ft / 84.9 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 1007 sq ft / 93.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1080695

Location

Located within the residential area of Stoughton, this character house is on Manor Road, close to its junction with Stoughton Road and approx. a mile from Guildford Station and the town centre with its vast array of shops and restaurants. The A3 gives access to the South Coast and London with links to the M25 is only 1/2 mile away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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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