



ESTATE AGENTS



Ripon Close, Guildford, Surrey, GU2 9TL

Offers in excess of £475,000

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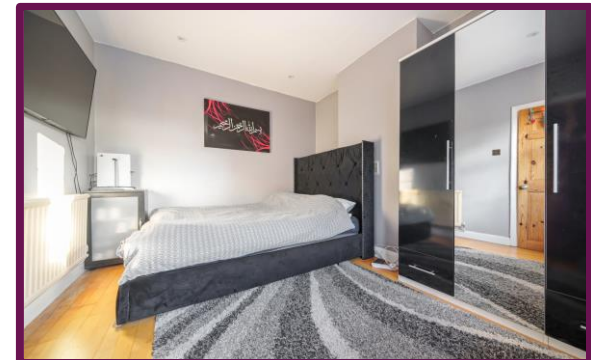
This three bedroom, semi detached house is located in a popular residential area in Guildford close to local amenities.

As you enter the property, you will find stairs to the first floor. To the left is the spacious living/dining room with doors leading to the rear garden and a window to the front. You will also find access through to the kitchen from here which has a range of fitted units and a window overlooking the garden. On the ground floor is also the study/dining room which is currently being used as a fourth bedroom.

On the first floor you will find three good sized bedrooms with built in storage. The family bathroom is also on this floor comprising wc, wash hand basin and bath with shower over.

The property has a driveway. The rear garden has a patio area and a lawn and is bordered by hedges. The garden also benefits from having a decent sized shed with side access.

- Semi Detached
- Three Bedrooms
- Gas Central Heating
- Driveway
- Garden
- Council Tax Band D

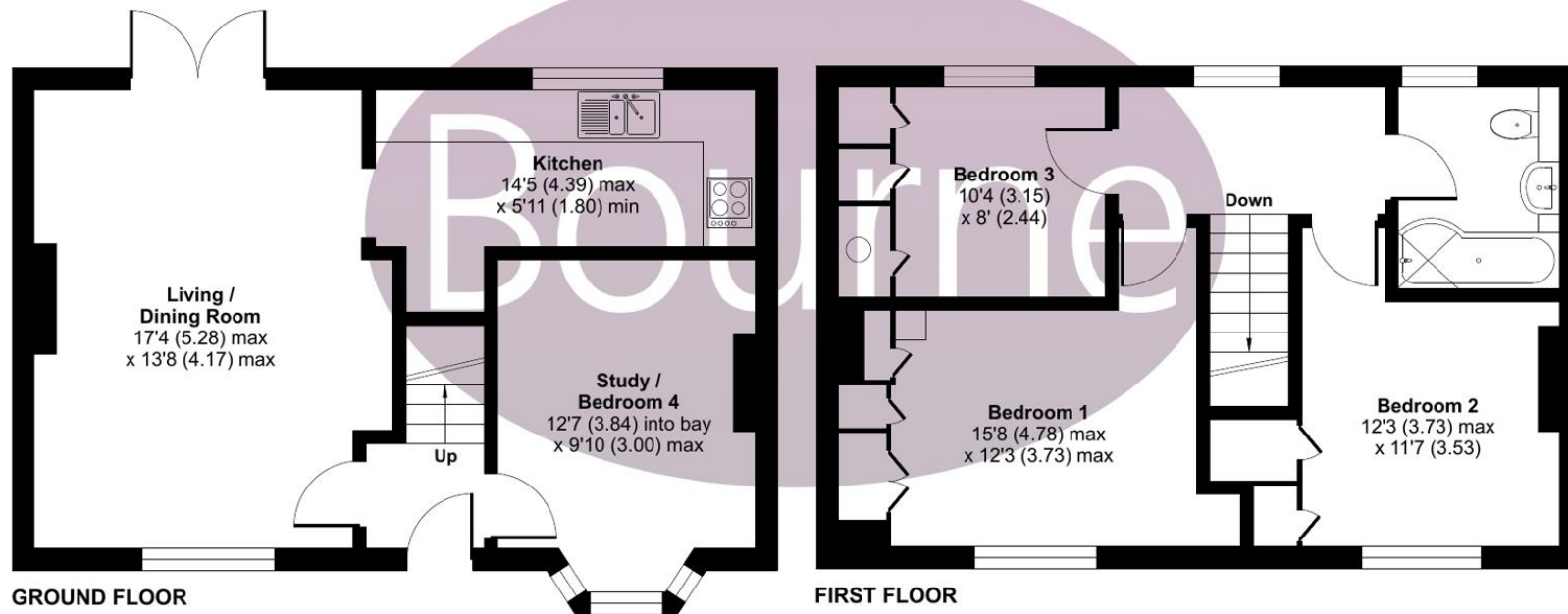


Floorplan

Ripon Close, Guildford, GU2

Approximate Area = 971 sq ft / 90.2 sq m

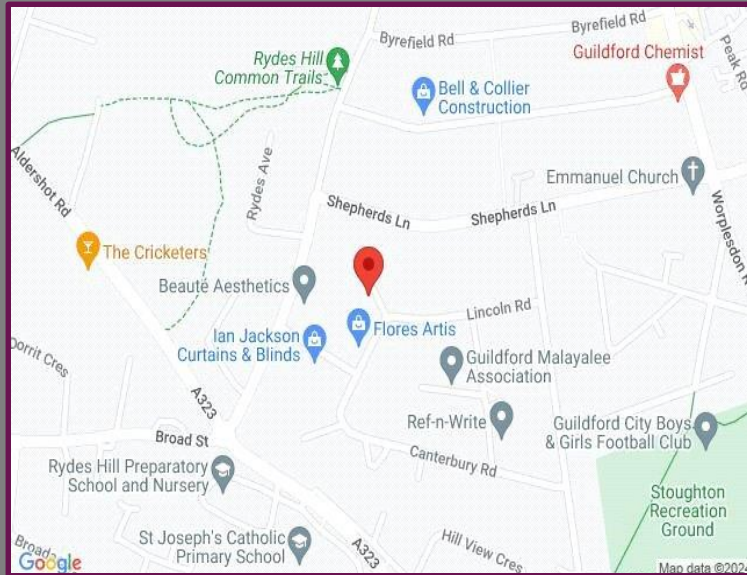
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Bourne Estate Agents. REF: 1073845

Location

The property is located in Ripon Close in the popular Rydes Hill area of Guildford within approximately 2 miles of the town centre and mainline station with direct access to London. The area is well served by local bus routes and access to the A3 which connects to London is within approximately ¾ of a mile. Guildford provides numerous shops, restaurants and leisure facilities with The Spectrum and Guildford Lido being within approximately 1 ¼ miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(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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