



ESTATE AGENTS



Manor Road, Guildford, Surrey, GU2 9NR

Asking Price £525,000

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

The front door leads to a spacious dining room with a fireplace and stairs to the first floor. A door from the dining room leads to the spacious living room, which also features a characterful fireplace. To the rear is the kitchen featuring a range of fitted units and a door out the garden. The ground floor also features the family bathroom, including WC, wash hand basin and bath.

The first floor features three generously sized bedrooms with the bedroom at the front of the property benefitting from an en suite bathroom comprising of a wc and shower.

Outside the house to the rear of the kitchen you will find the garden with a patio and at the end of the garden is where you will find the garden store.

Outside to the front of the property you will find a driveway for 2-3 cars.

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Close To Local Amenities
- Family Bathroom
- Separate Shower
- Off Road Parking
- Garden Store
- Council Tax Band D



Floorplan

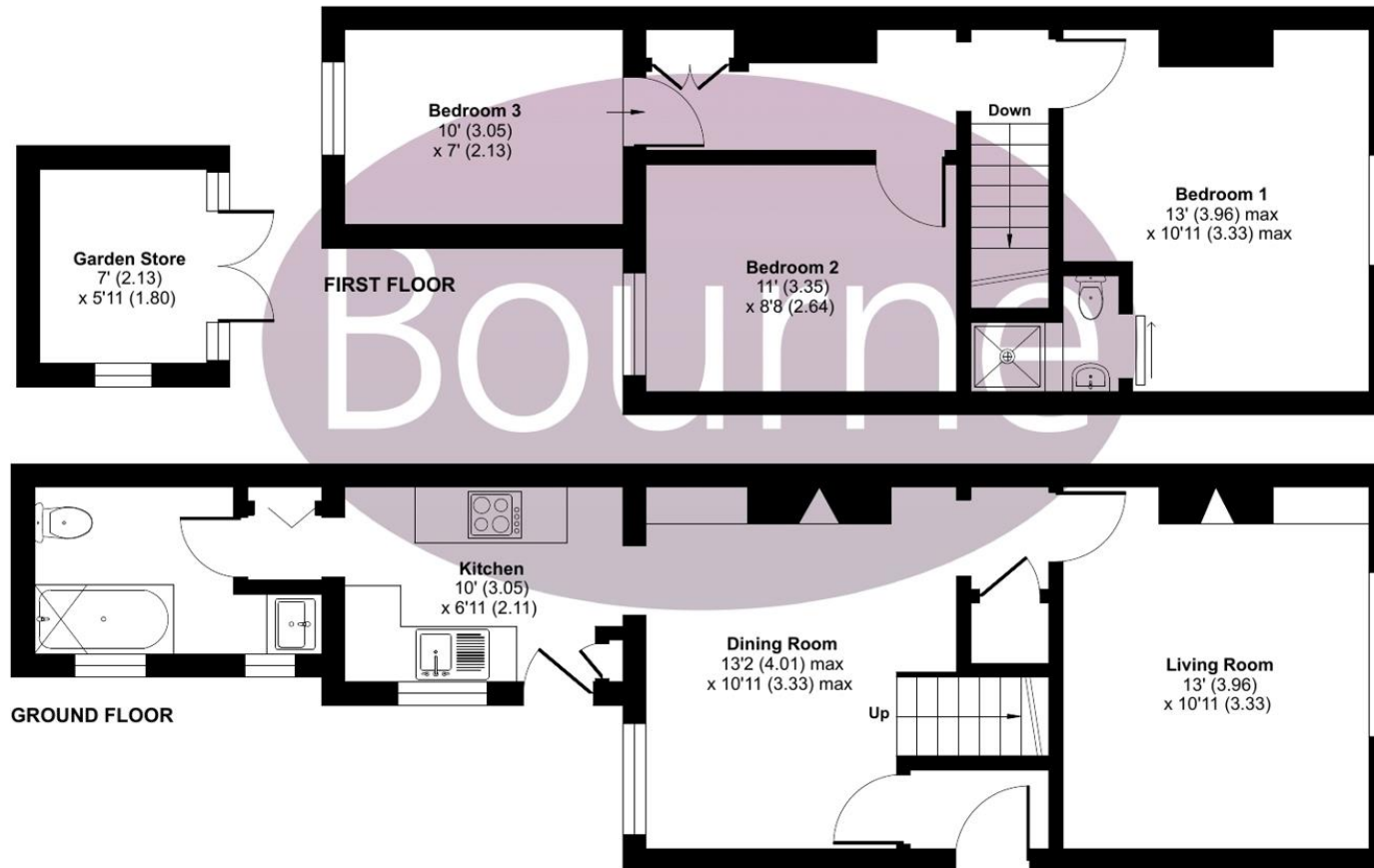
Manor Road, Guildford, GU2

Approximate Area = 902 sq ft / 83.7 sq m

Garden Store = 42 sq ft / 4 sq m

Total = 944 sq ft / 87.6 sq m

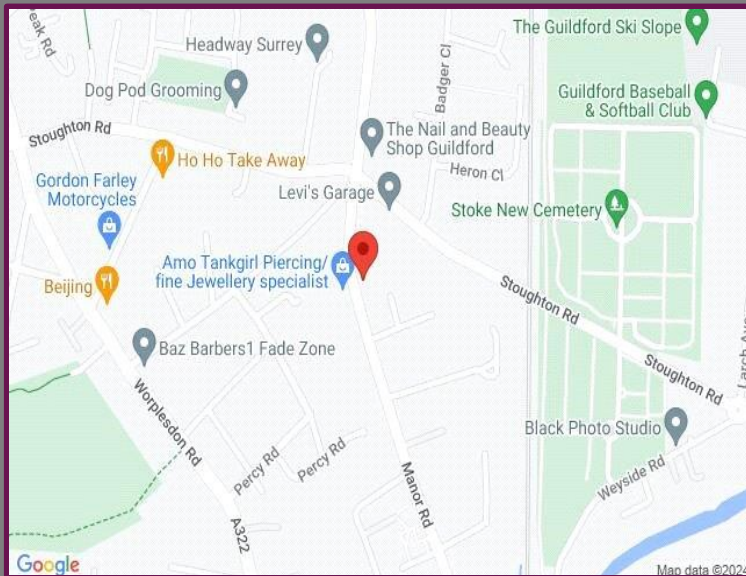
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1070300

Location

Located within the residential area of Stoughton, this semi detached 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		
(69-80) C		80
(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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