

Bourne

ESTATE AGENTS

FOR SALE
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PORTLAND TERRACE



Portland Terrace, Harvey Road, Guildford, Surrey, GU1 3LT

Guide Price £525,000

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The front door leads to entrance hall with storage leading to downstairs bedroom with access to rear garden and downstairs utility room, with sink.

Stairs to the first floor lead to modern kitchen with integrated appliances, large living room with wooden flooring and shower room.

The second floor comprises three good sized bedrooms two of which have fitted wardrobes. The family bathroom comprises white suite and neutral decoration throughout.

The property has an integral garage and driveway parking for 4 vehicles, plus an enclosed rear patio garden.

Council Tax band E

- Three Storey Townhouse
- Four Bedrooms
- Large Reception Room
- Modern Kitchen
- Modern Shower Room
- Garden
- Garage & Parking
- Charlotteville Location
- Close to Town Centre

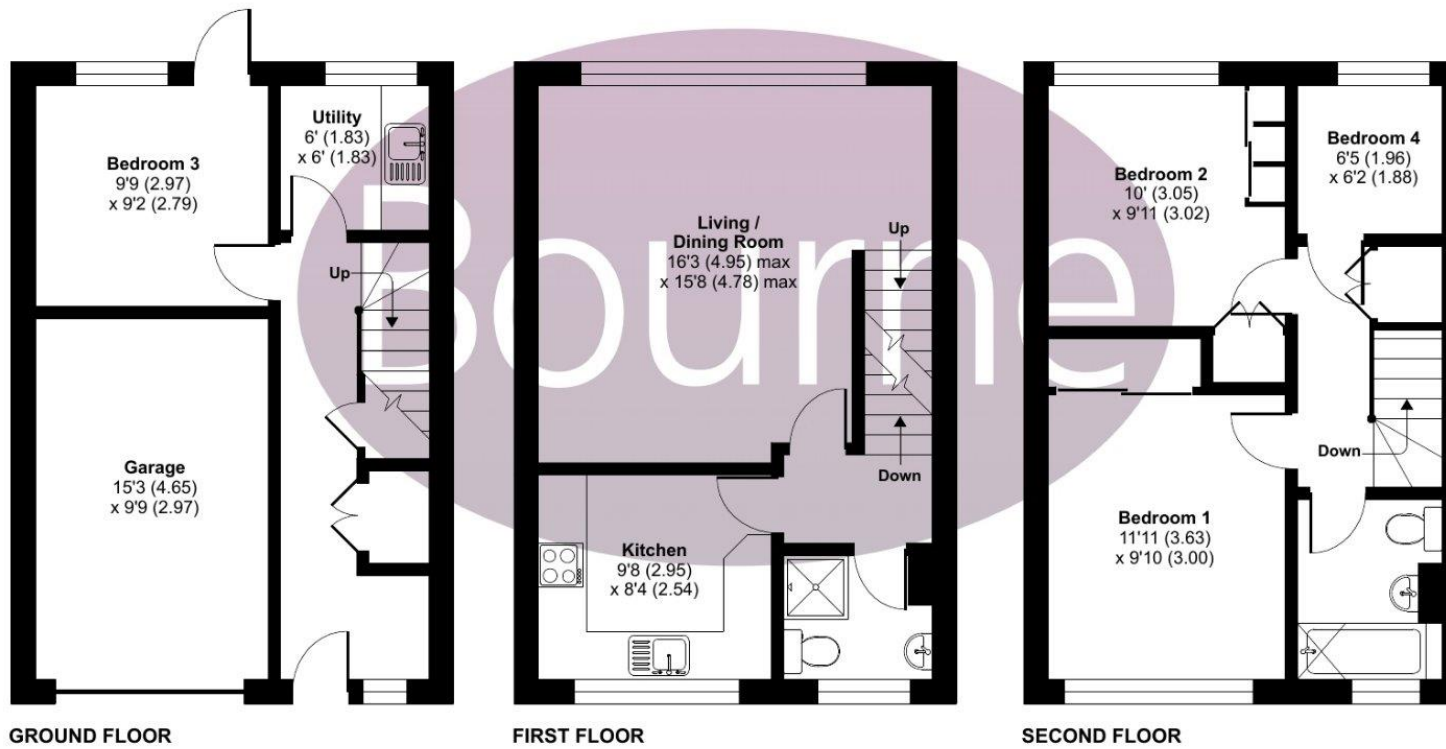


Floorplan

Harvey Road, GU1

Approximate Area = 1209 sq ft / 112.3 sq m (includes garage)

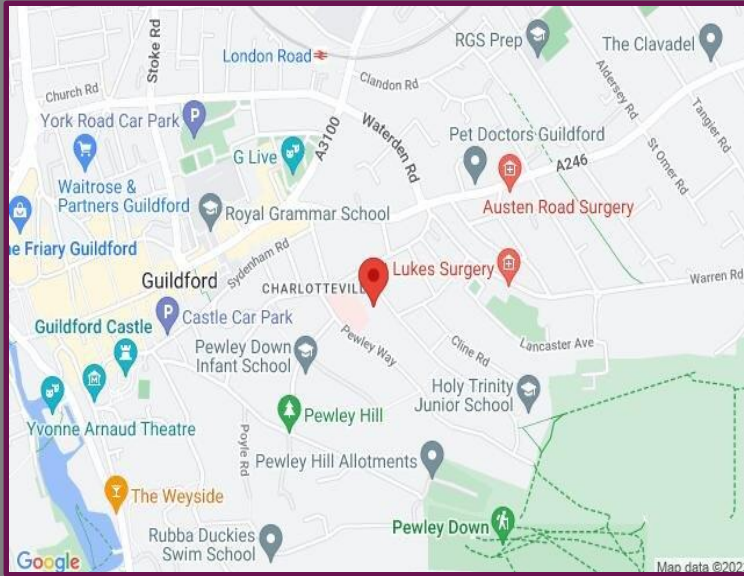
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄h̄ēc̄ōm 2023. Produced for Bourne Estate Agents. REF: 1033468

Location

Portland Terrace is situated on Harvey Road in the popular Charlotteville area of Guildford town centre, very close to the top of the High Street with its vast array of shops and restaurants. London Road station and Guildford mainline stations are both within walking distance and the nearby A3 provides excellent road access to the M25, London and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(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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