



ESTATE AGENTS



Lime Grove, Guildford, Surrey, GU1 1PQ

Asking Price £480,000

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The front door leads to the entrance hall with door to the bright living room to the left, the living room has bay window at the front allowing plenty of natural light to enter. At the rear of the property is the dining room with windows to the back, overlooking the garden. The kitchen comprises a range of modern fitted units and an entrance to the utility room. The utility features fitted units and frosted glass door leading to the garden. Lastly the ground floor features downstairs WC with hand wash basin.

The first floor features three good sized bedrooms and family bathroom, comprising bath with shower over, wc and handwash basin.

At the rear of the property is a well kept tiered garden with decked area. Towards the front of the property is driveway parking and lawn area.

- Three bedroom
- Semi-detached
- Modern Kitchen
- Family Bathroom
- Downstairs WC
- 1.5 miles away from town centre
- Council Tax band D



Floorplan

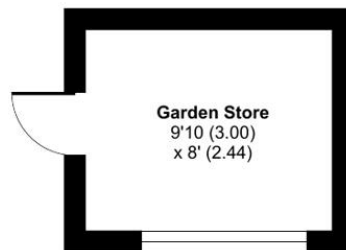
Lime Grove, Guildford, GU1

Approximate Area = 1055 sq ft / 98 sq m

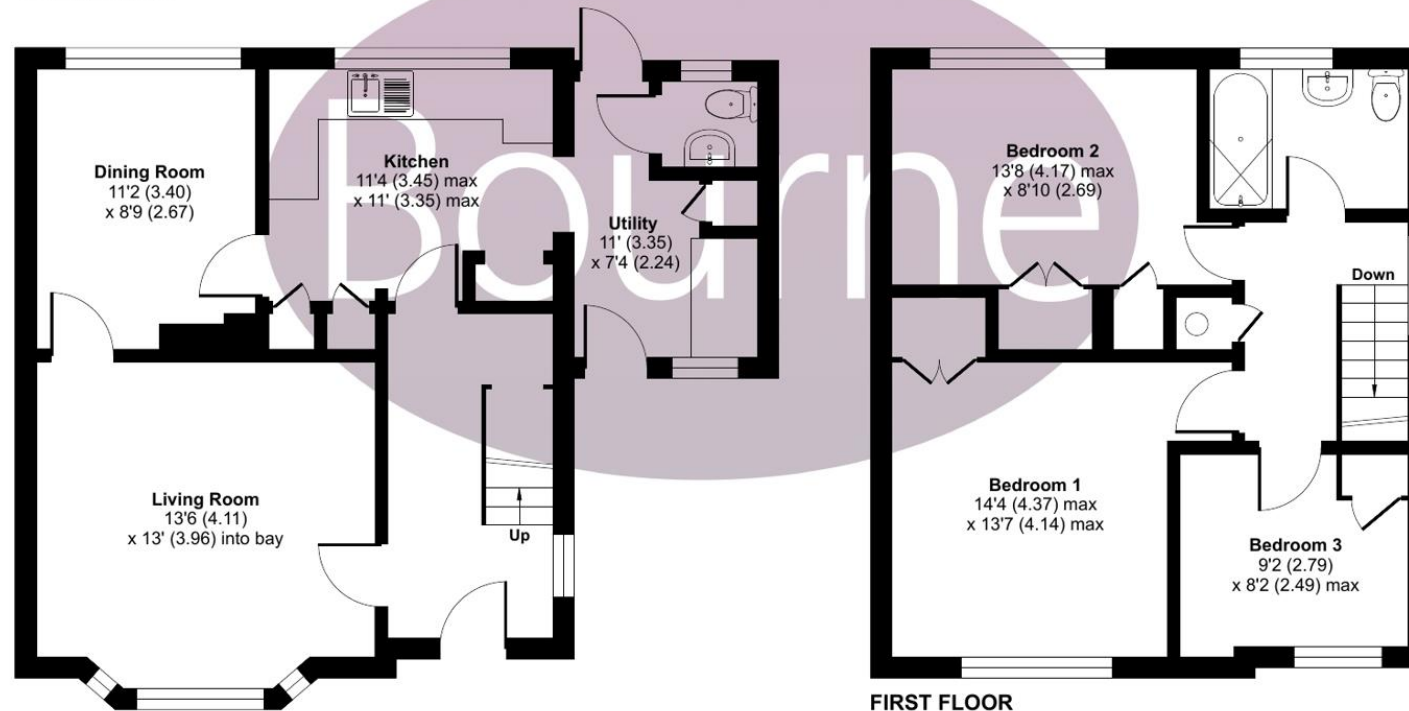
Outbuilding = 79 sq ft / 7.3 sq m

Total = 1134 sq ft / 105.3 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



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: 1036745

Location

Lime Grove is in the area of Stoughton within approximately 1.5 miles of Guildford town centre and the mainline station. The A3 which connects to London, the M25 and the South coast is within approximately ¼ of a mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(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...

GUILDFORD: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | Email: guildford@bourneestateagents.com

Web: www.Bourneestateagents.com