



ESTATE AGENTS



George Road, Guildford, Surrey, GU1 4NP

Asking Price £524,000

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The ground floor comprises a bright and spacious living room, with large window to the front, a dining room with doors leading to the kitchen which has a range of fitted units and doors leading to the downstairs shower room.

Stairs to the first floor leads to landing, towards the rear of the property is the family bathroom comprising bath, shower, wc and basin. There are two double bedrooms on this floor, both with built in wardrobes.

This property further features a basement room which could be used as study area or useful storage area.

To the rear of the property is a large decked area with lawn.

- Two Bedrooms
- Fully Double Glazed
- Dining Room With Fireplace
- 3rd Bedroom Loft Conversion Potential
- Basement as Home Office
- Stripped Wood Flooring
- Good Sized Garden
- Resident Permit Parking
- Council Tax Band D
- Chain Free

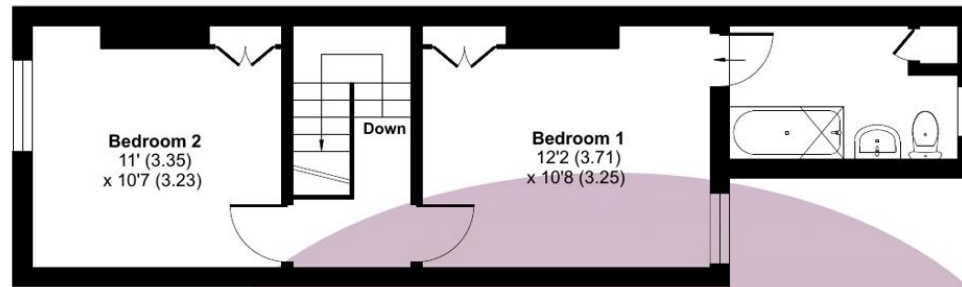


Floorplan

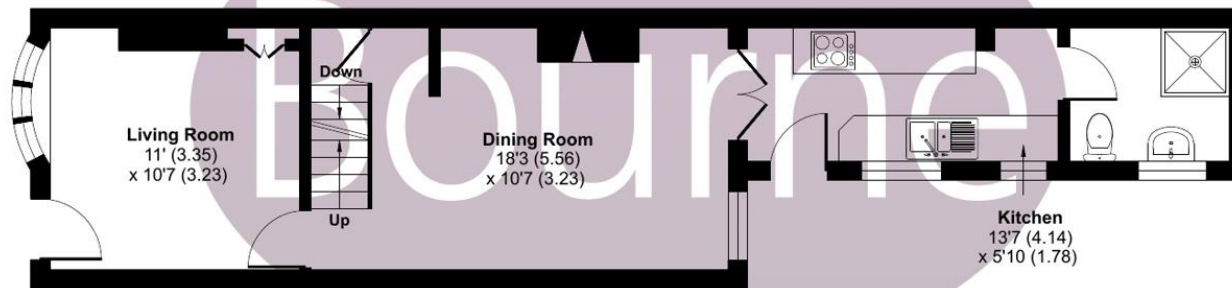
George Road, Guildford, GU1

Approximate Area = 973 sq ft / 90.3 sq m

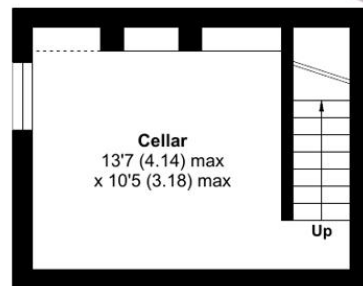
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



BASEMENT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2023. Produced for Bourne Estate Agents. REF: 1041181

Location

Located on a residential road located just off Woodbrodge Road, within a short distance of Guildford town centre and mainline station.

The area is well served by local bus routes, and the nearby A3 connects to London, the M25 and the South.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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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