



Guernsey Close, Guildford, Surrey, GU4 7RE

Asking Price £375,000

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The front door leads to the hallway with stairs to the first floor on your right. To the left is the kitchen area with a range of fitted units. To the rear of the of the property is the spacious lounge and dining room, with a door leading to the back garden.

The house benefits from having two larger than average bedrooms. The first floor is completed by the family bathroom with WC, hand wash basin and bath with shower over.

To the rear is a courtyard which also has garden store.

- Spacious Living Room
- Two Bedrooms
- Family Bathroom
- Popular Location
- Garden
- Council Tax band D



Floorplan

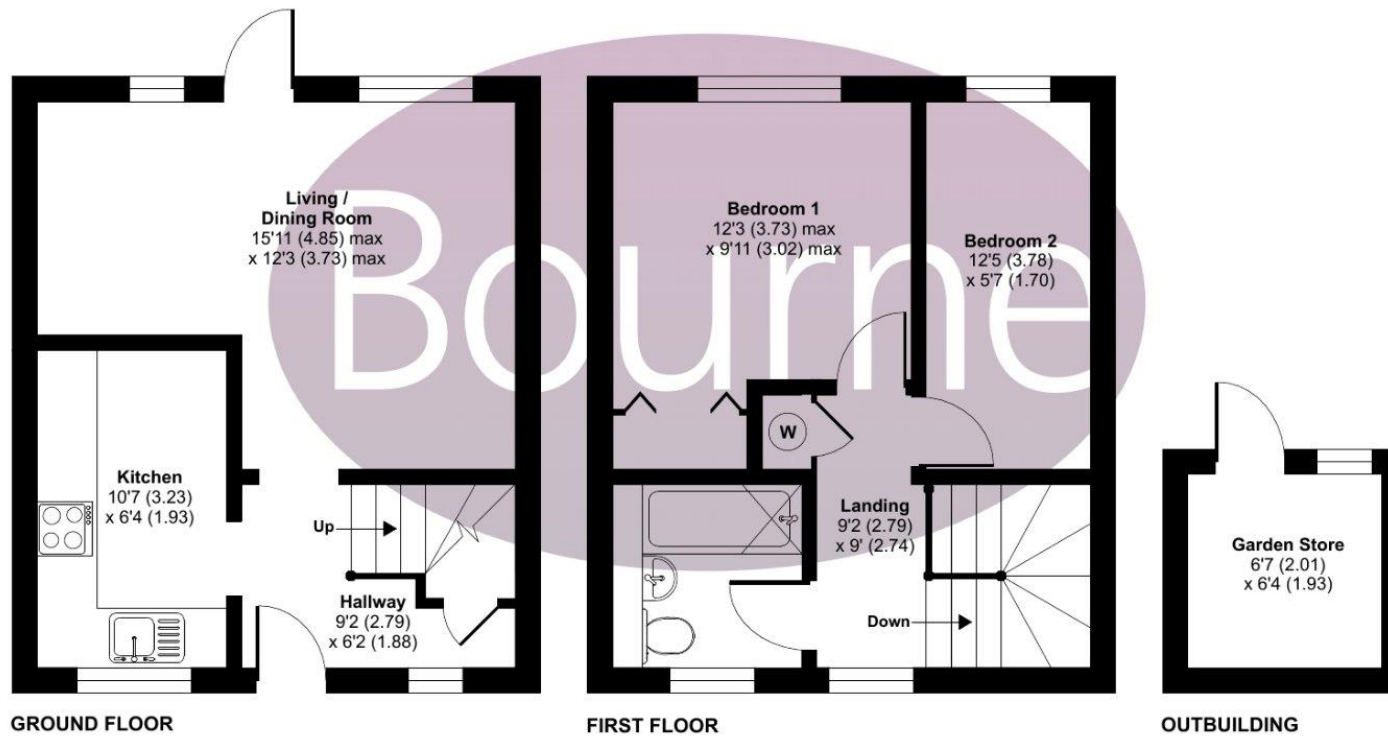
Guernsey Close, GU4

Approximate Area = 608 sq ft / 56.5 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 650 sq ft / 60.4 sq m

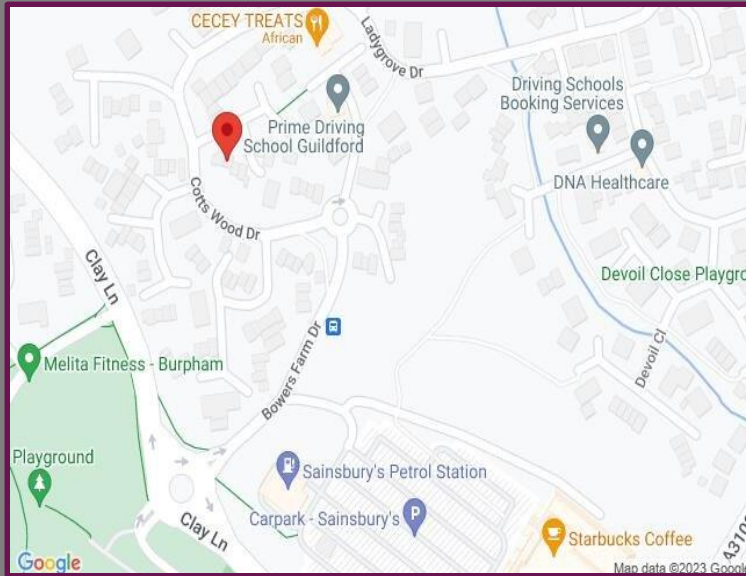
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1052868

Location

Located in the popular residential area of Burpham with easy Guildford town centre and A3 access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	73	
(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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