



Larch Avenue, Guildford, Surrey, GU1 1JZ

Offers in excess of £375,000.

Larch Avenue, Guildford, Surrey, GU1 1JZ

A three-bedroom terrace house, with two reception rooms and a pretty rear garden. The house does require some updating and offers plenty of scope to improve and update...

The house has an entrance hall, bay fronted lounge, a separate dining room and a kitchen, upstairs are the bedrooms and a family bathroom. Outside is off street parking for several cars and rear garden with several small outhouses.

Council tax -D

- Terraced house
- 3 Bedrooms
- Off-street Parking
- Garden with
Outhouses
- 2 Reception Rooms
- Scope to Improve and
Update



Floorplan

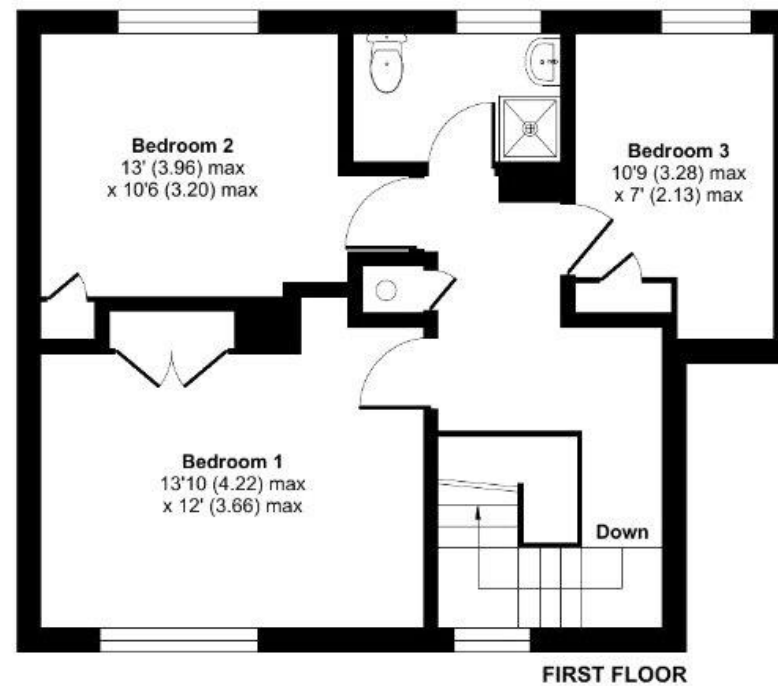
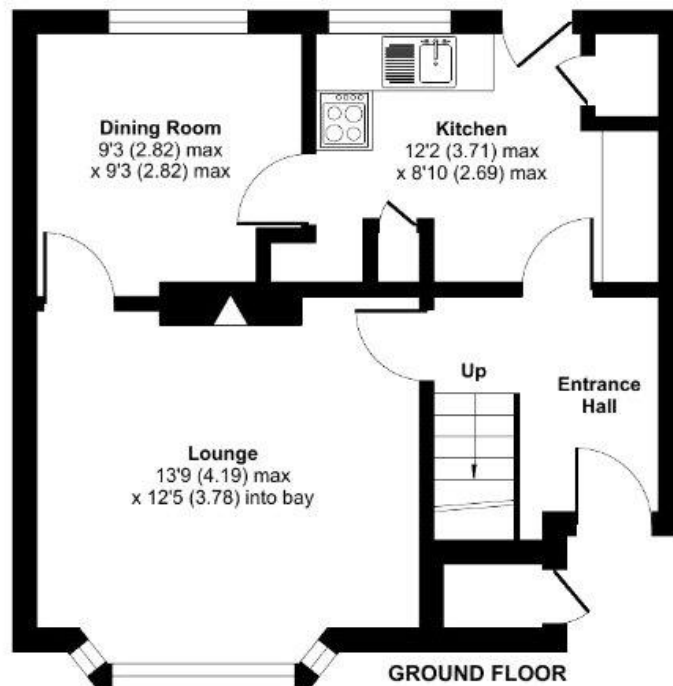
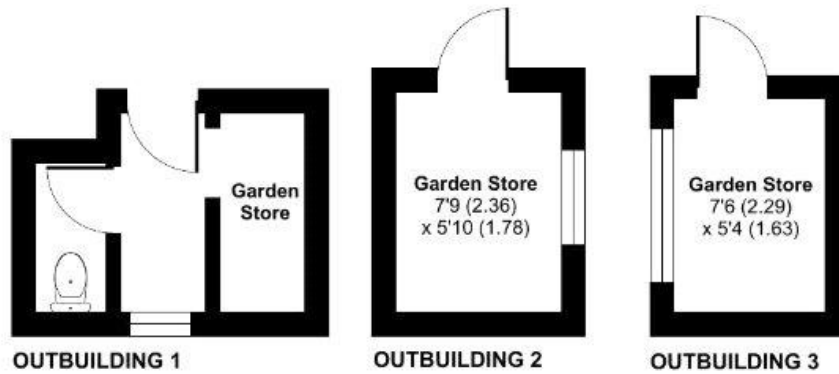
Larch Avenue, Guildford, GU1

Approximate Area = 938 sq ft / 87.1 sq m

Outbuilding = 154 sq ft / 14.3 sq m

Total = 1092 sq ft / 101.4 sq m

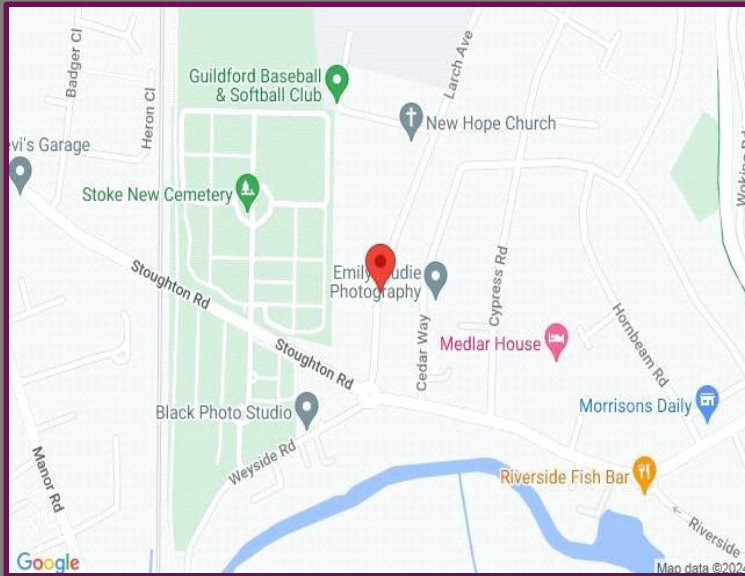
For identification only - Not to scale



Location

Guildford is a vibrant, bustling market town situated in the center of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town center offers a variety of entertainment venues, including The Yvonne Arnaud Theater and G-Live, as well as excellent shopping opportunities and variety of restaurants and bars.

The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over town, the Surrey countryside and London skyline.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	56	
(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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