

Bourne

ESTATE AGENTS



Dairymans Walk, Guildford, Surrey, GU4 7FF

Asking Price £375,000

## Dairymans Walk, Guildford, Surrey, GU4 7FF

This beautifully presented mid terrace family home features 2 bedrooms and one bathroom and is located in the popular residential area of Burpham with easy Guildford town centre and A3 access.

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 and appliances. To the rear 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.

The garden is mostly laid to lawn and is also an east facing garden which allows lots of sunlight.

- Two Bedrooms
- Family bathroom
- Mid - Terrace
- Garden
- Modern kitchen
- Gas Central heating
- Located in Burpham
- Council Tax Band D



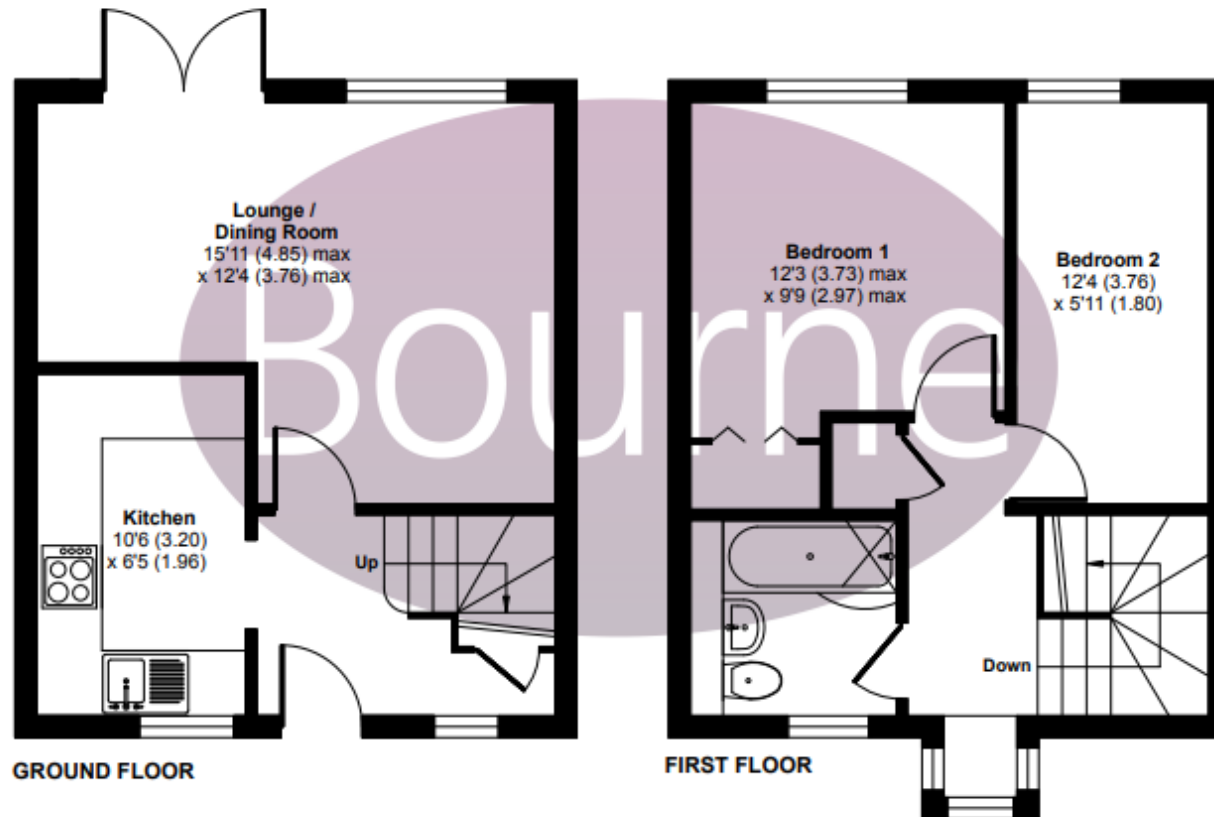
# Floorplan



## Guildford, GU4

Approximate Area = 605 sq ft / 56.2 sq m

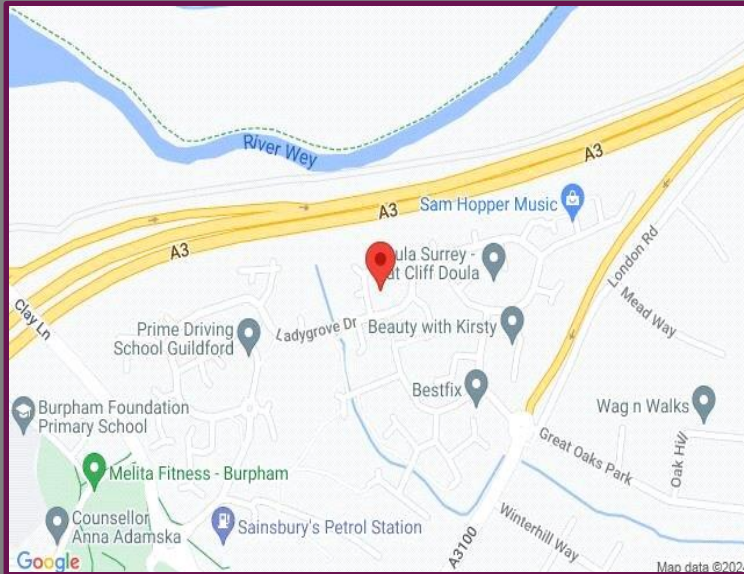
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2023. Produced for Bourn Estate Agents. REF: 936907

# Location

The property is conveniently located within the sought-after Burpham area of Guildford just around the corner from Sainsburys. The area is well served by local bus routes which link to Guildford town centre which is within approximately 1.5 miles. Also within approximately 1 mile is The Spectrum Leisure Centre, Stoke Park and the A3 which connects to The South Coast, London and the M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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