



ESTATE AGENTS



Rickyard, Guildford, Surrey, GU2 8JP

Offers in excess of £425,000

Rickyard, Guildford, Surrey, GU2 8JP

This extremely well presented, three bedroom semi detached house is well located and offers off road parking.

As you enter the property, you will find stairs to the first floor. To the right is the modern living room, with a window overlooking the front. The kitchen is at the rear and can be accessed via the hallway or living room. The kitchen features a range of units, with space for a dining table and doors to the rear garden. The utility room is also at the rear of the ground floor.

The first floor comprises three bedrooms, with two double bedrooms and the third bedroom benefitting from having built in cupboards. The bathroom comprises a wc and bath with shower over.

The garden is well maintained with a decking area to the front, pebbled area at the back with space for a shed and greenhouse and the rest laid to lawn.

- Semi Detached
- Well Presented Throughout
- Three Bedrooms
- New Bathroom
- Driveway
- Landscaped Garden
- Council Tax Band D

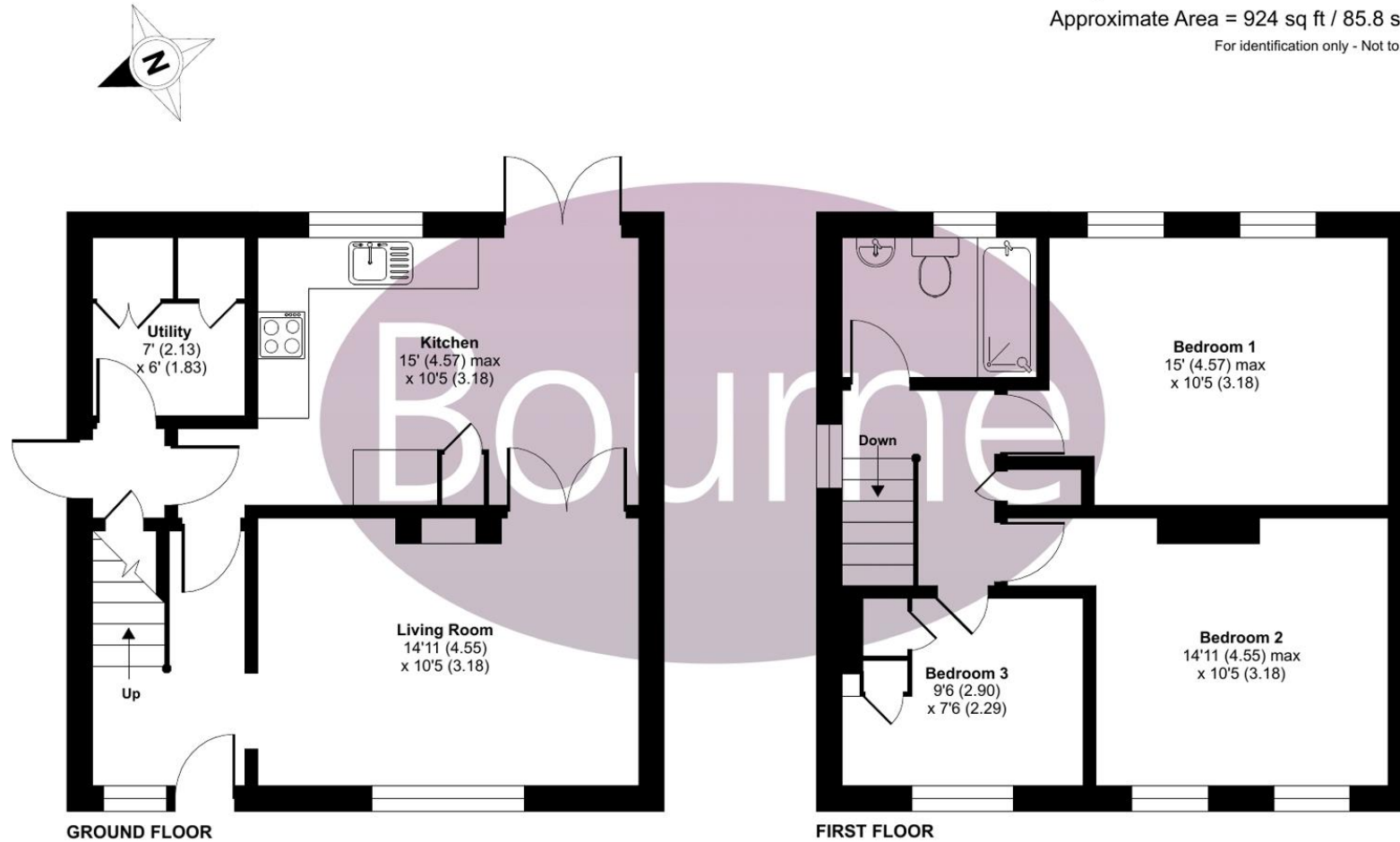


Floorplan

Rickyard, Guildford, GU2

Approximate Area = 924 sq ft / 85.8 sq m

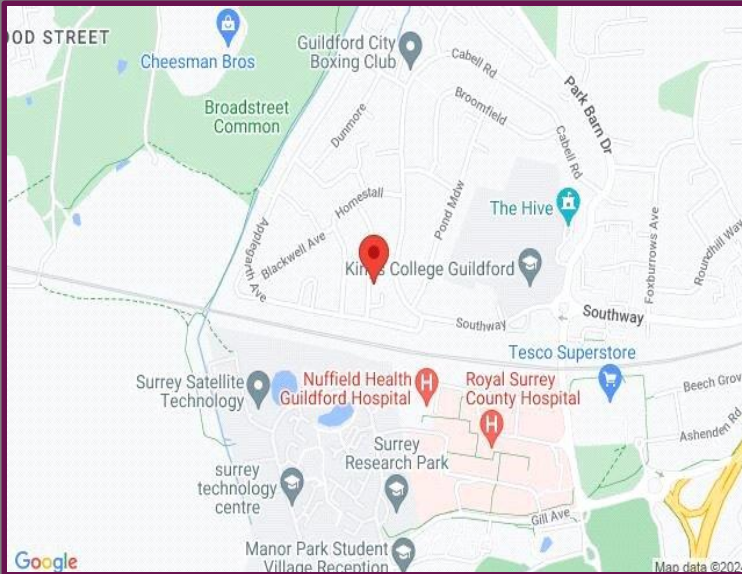
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1091934

Location

Rickyard is quietly located within easy reach of Guildford's mainline train station, town centre and Royal Surrey County Hospital.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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