



ESTATE AGENTS



Portsmouth Road, Guildford, Surrey, GU2 4DG

Offers in excess of £475,000



Portsmouth Road, Guildford, Surrey, GU2 4DG

This unique two double bedroom cottage is located close to Guildford town centre, with a garage to the front and large garden to the rear.

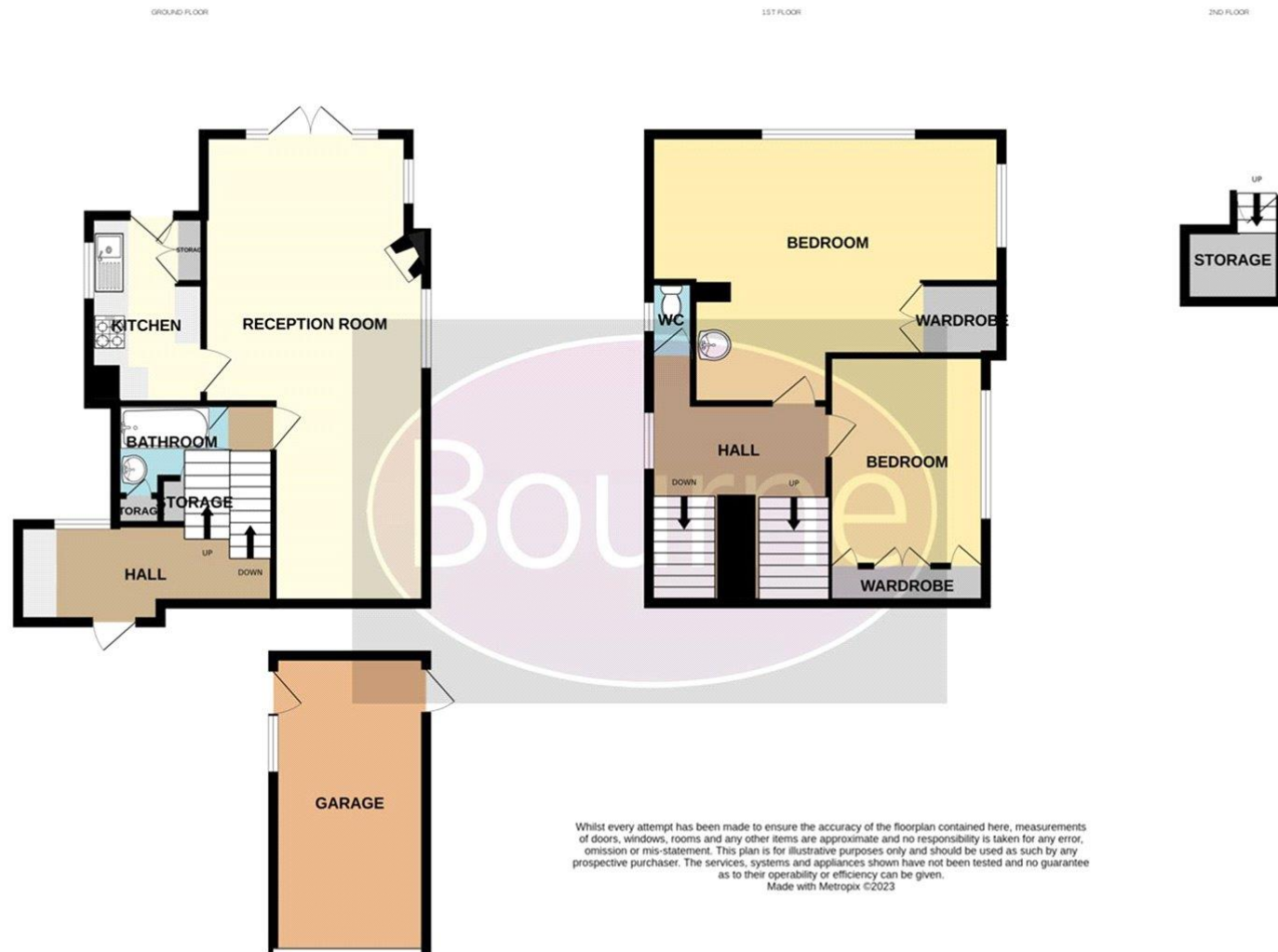
The ground floor comprises entrance with steps down to the light and spacious reception room with a feature fireplace and double doors to the rear garden, bathroom with bath and wash hand basin, a quaint kitchen and further access to the garden.

The first floor hallway provides access to the two double bedrooms and separate wc. Both bedrooms benefit from having built in wardrobes.

- Two Double Bedrooms
- Character Property
- Garage
- Large Garden
- Walking Distance To The Town Centre
- 19th Century Cottage
- Council Tax Band E



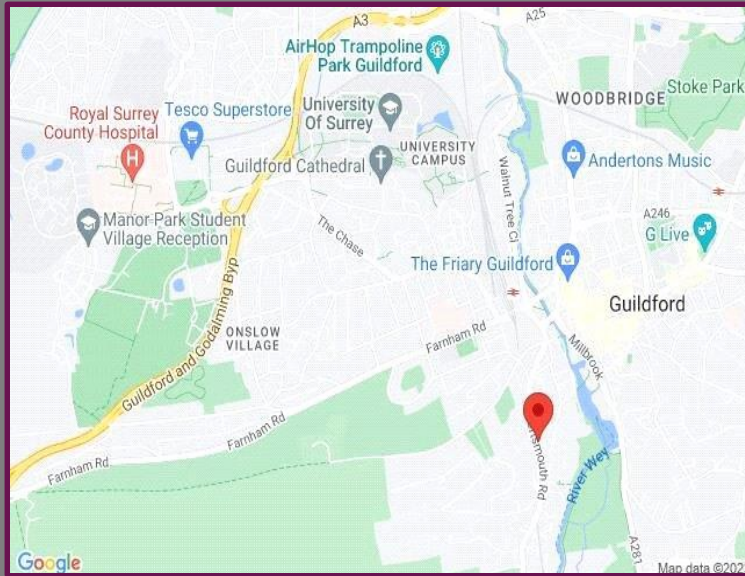
# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Location

This property is located on Portsmouth Road and is within a short distance of Guildford mainline station and the town centre with its extensive range of shops, restaurants and entertainment venues. The nearby A3 provides easy road access to the M25, London and the South Coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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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