



ESTATE AGENTS



Ashbury Crescent, Guildford, Surrey, GU4 7HG

Asking Price £500,000

Ashbury Crescent, Guildford, Surrey, GU4 7HG

Located in a popular residential area, this three bedroom end of terrace house is set over three floors.

The ground floor comprises hallway that leads to the open plan living area with modern kitchen and a door leading to the rear garden. The ground floor also benefits from a utility room with wc.

The first floor has two bedrooms and the family bathroom with wc, wash hand basin and bath with shower over.

The second floor features another bedroom with skylight.

The property further offers a private enclosed garden and an allocated parking space.

- Three Bedrooms

- Open Plan

Kitchen/Living/Dining Room

- Allocated Parking Space

- Garden

- Popular Location

- Council Tax Band: D

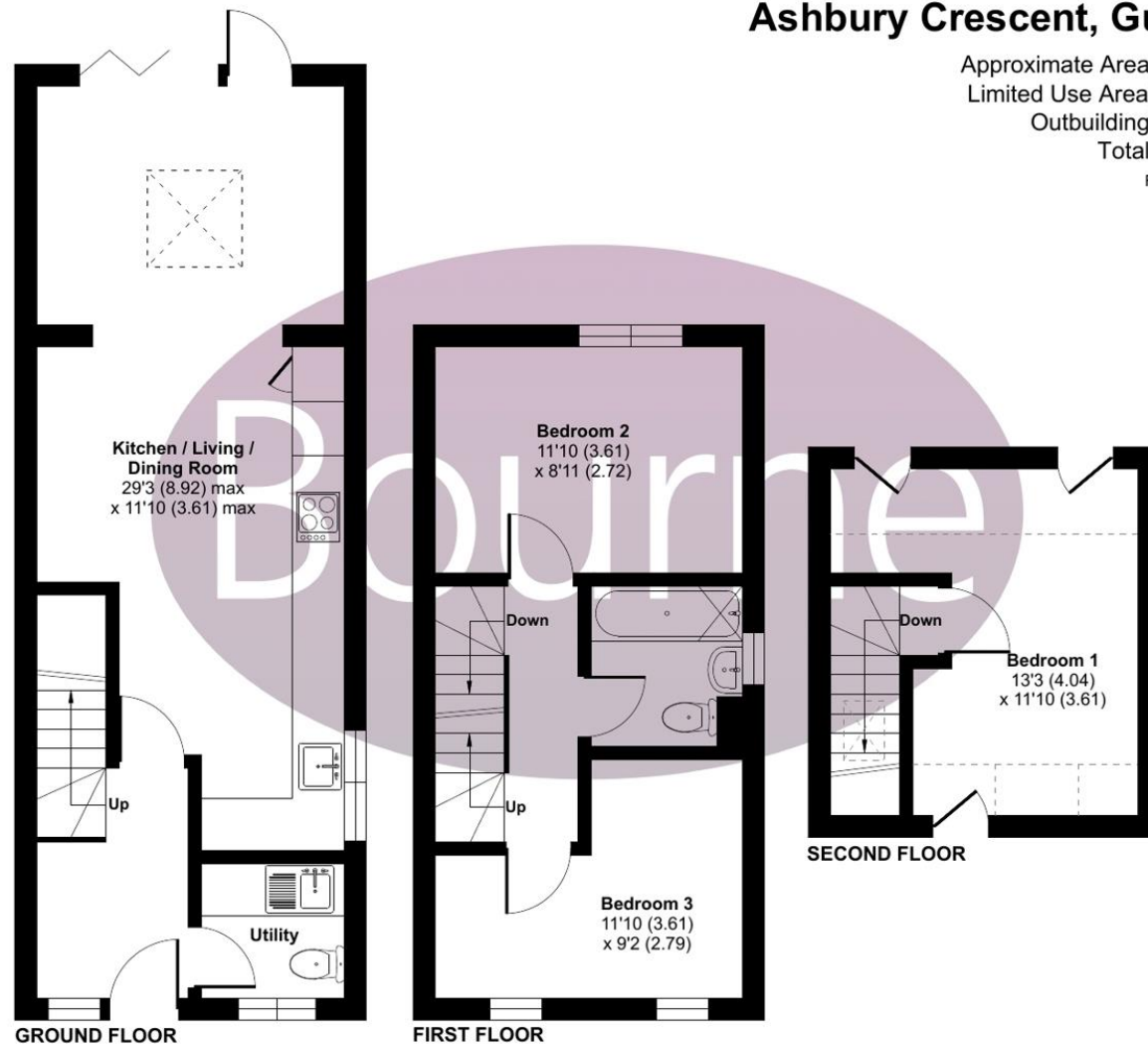


Floorplan

Ashbury Crescent, Guildford, GU4

Approximate Area = 714 sq ft / 66.3 sq m
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Outbuilding = 111 sq ft / 10.3 sq m
Total = 872 sq ft / 80.9 sq m

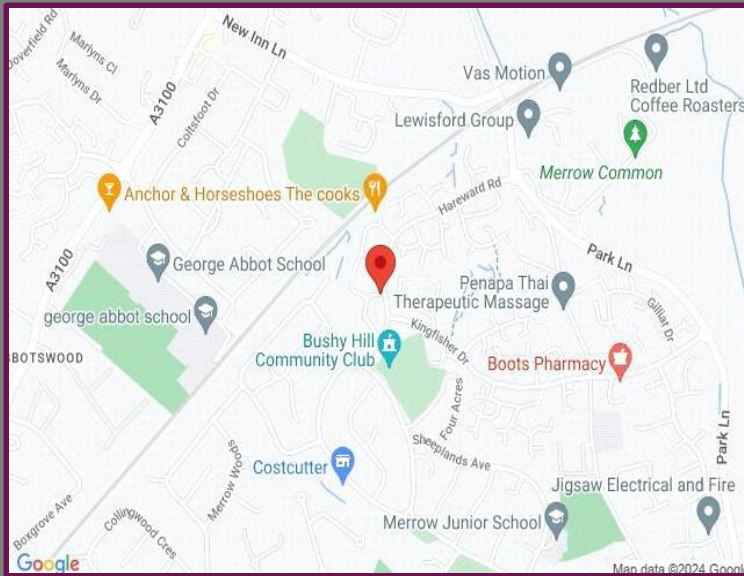
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Bourne Estate Agents. REF: 1121511

Location

Ashbury Crescent is located in a popular residential area, with easy A3 access and close to local shops and public transport links.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D	59	
(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...

GUILDFORD: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | Email: guildford@bourneestateagents.com

Web: www.Bourneestateagents.com