



ESTATE AGENTS



Manor Road, Guildford, Surrey, GU2 9NE

Offers in excess of £525,000

Manor Road, Guildford, Surrey, GU2 9NE

This well presented, three bedroom bungalow is located in a sought after area and is offered to the market with no onward chain.

The porch leads into the hallway which provides access to all rooms. The property comprises a spacious living room with doors to the garden, modern kitchen with a range of fitted units, three good sized bedrooms and the family bathroom with wc, wash hand basin and bath with shower over.

Outside, there is driveway parking and front garden. The rear garden features a raised patio area with stairs down to the lawn.

- Semi Detached Bungalow
- Three Bedrooms
- Modern Throughout
- Driveway Parking
- Garden
- No Onward Chain
- Council Tax Band: C



Floorplan

Manor Road, Guildford, GU2

Approximate Area = 864 sq ft / 80.2 sq m (excludes store)

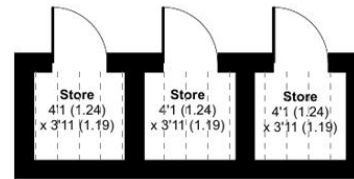
Outbuilding = 54 sq ft / 5 sq m

Total = 918 sq ft / 85.2 sq m

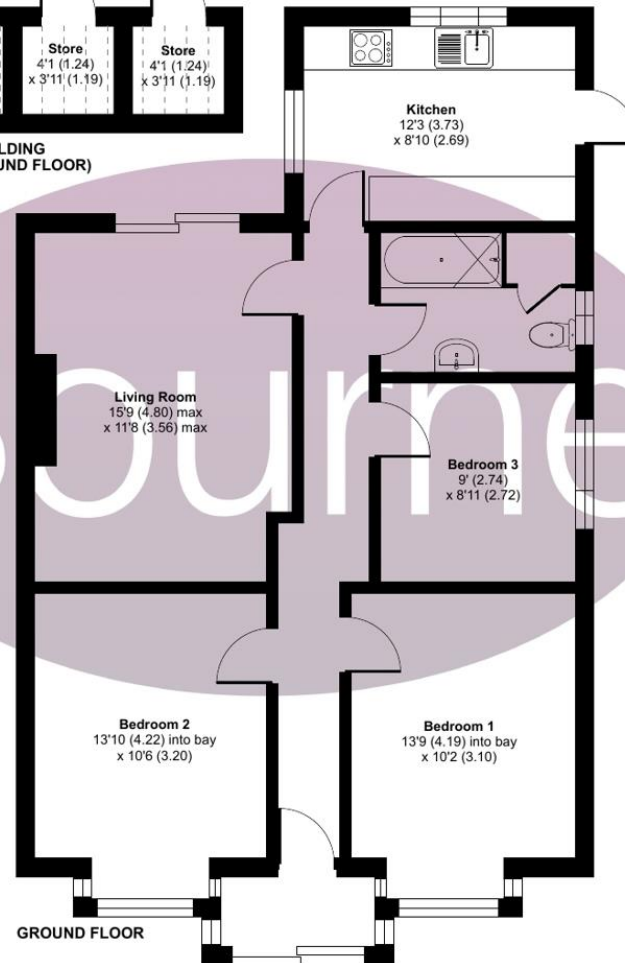
For identification only - Not to scale



Denotes restricted head height



OUTBUILDING
(LOWER GROUND FLOOR)



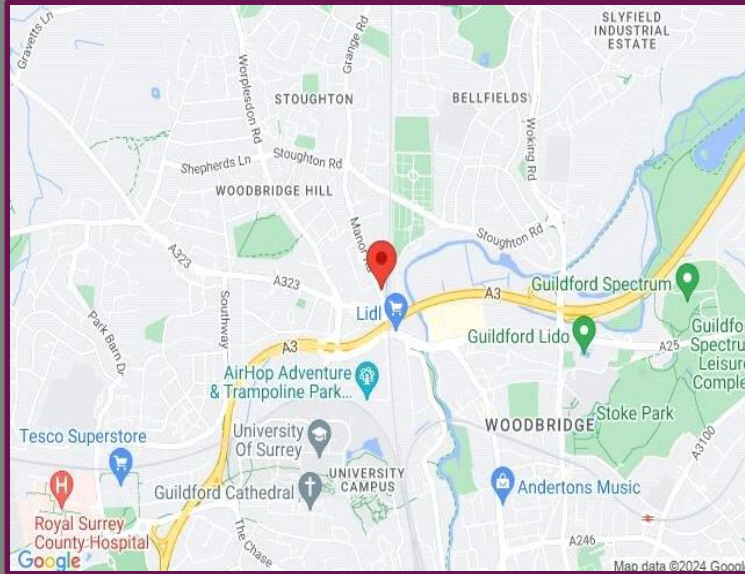
GROUND FLOOR



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: 1121881

Location

Within 0.5 miles walk there are schools, nurseries, convenience stores, GP, dentist, post office, Ladymead retail park, gyms, cafes, restaurants and takeaways, pubs, the river Wey, playing field, pharmacy, dry cleaners and much more. Guildford Station (and town centre) is a 1.2 mile walk away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	81
(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