



ESTATE AGENTS



Roundhill Way, Guildford, Surrey, GU2 8HJ

Guide Price £400,000

Roundhill Way, Guildford, Surrey, GU2 8HJ

A three bedroom semi-detached house is ideally located close to local shop and schools, making it an ideal rental investment or family home, and features an east facing garden.

The front door opens to the hall with stairs to the 1st floor. To the rear is the living room with a large window, also to the rear is the spacious fitted kitchen with space for appliances with a window and a door to the garden. To the front of the property is the spacious dining room.

On the 1st floor there is one double bedroom, and a further two single bedrooms, along with the family bathroom with a bath and separate shower.

To the rear is the east facing garden, with a patio area and the rest mainly lawned with a small patio section at the front.

- Three Bedrooms
- Separate Kitchen
- Two Reception Rooms
- Family Bathroom
- East Facing Garden
- Close To Shops
- No Onward Chain
- Council Tax Band C



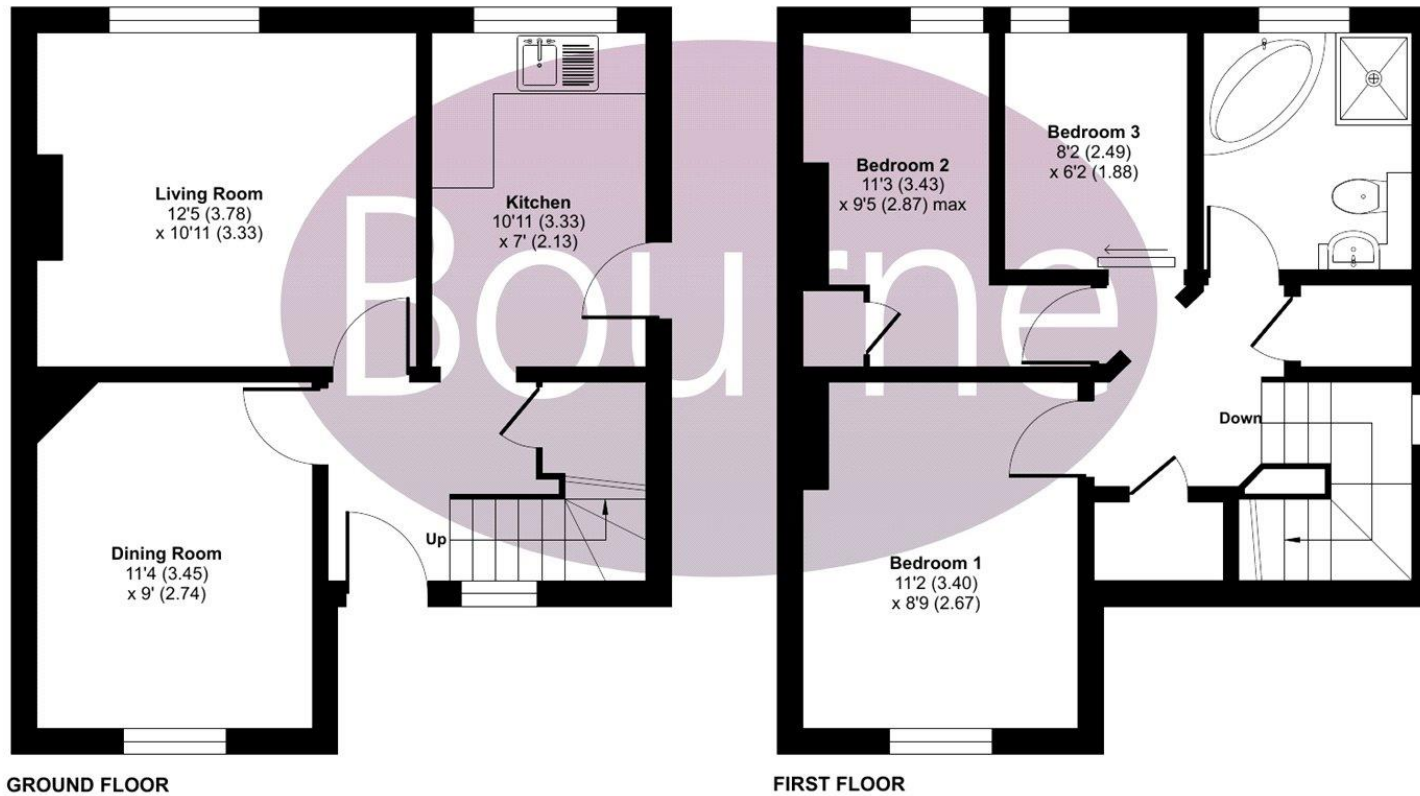
Floorplan



Roundhill Way, Guildford, GU2

Approximate Area = 800 sq ft / 74.3 sq m

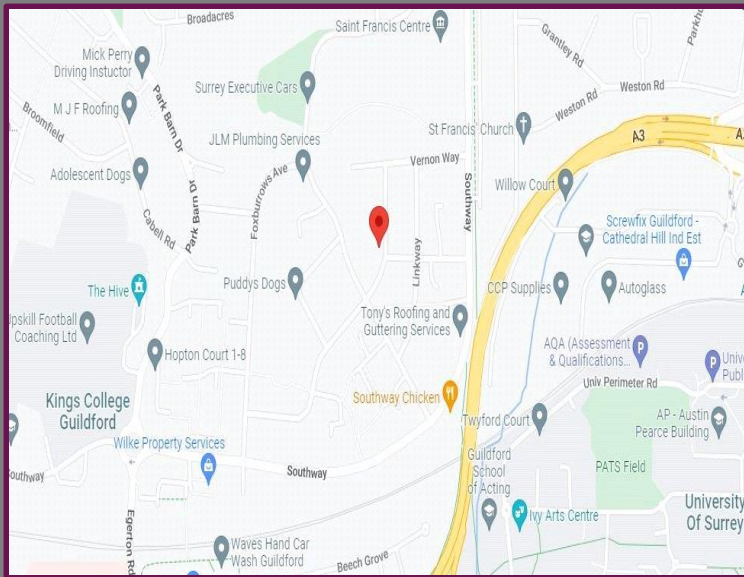
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 931290

Location

Situated in a residential area of Guildford just off Southway within only ½ mile of the Research Park, university and hospital and within 1.5 miles walk of the mainline station and Guildford town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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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