



Weston Road, Guildford, Surrey, GU2 8AS

Asking Price £425,000

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This well presented three/four bedroom semi detached house has recently been redecorated.

The ground floor comprises a spacious reception room with doors providing access to the garden, a room at the front that could be used as another reception room or double bedroom and modern kitchen.

The first floor offers three double bedrooms and bathroom suite with shower over bath.

The property further features a driveway and rear south facing garden.

- Semi Detached House
- Three/Four Bedrooms
- Modern Kitchen
- Spacious Reception Room
- Driveway
- South Facing Garden
- Council Tax Band: D

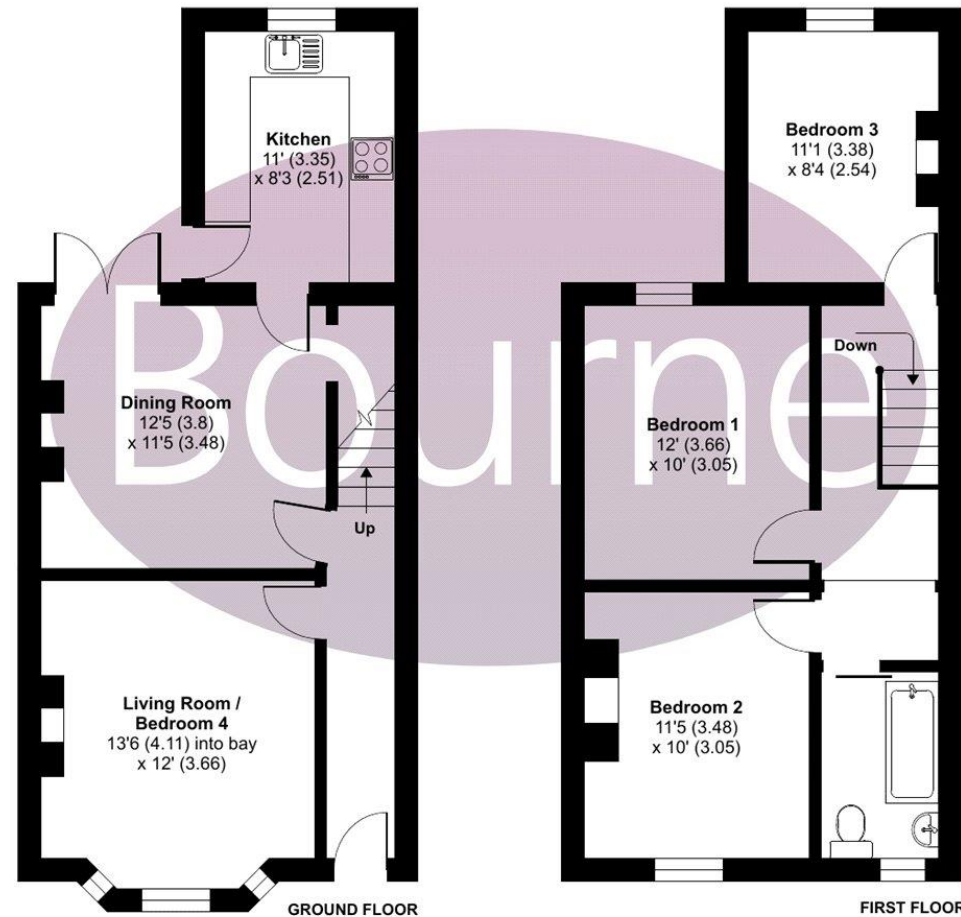


Floorplan

Weston Road, Guildford, GU2

Approximate Area = 953 sq ft / 88.5 sq m

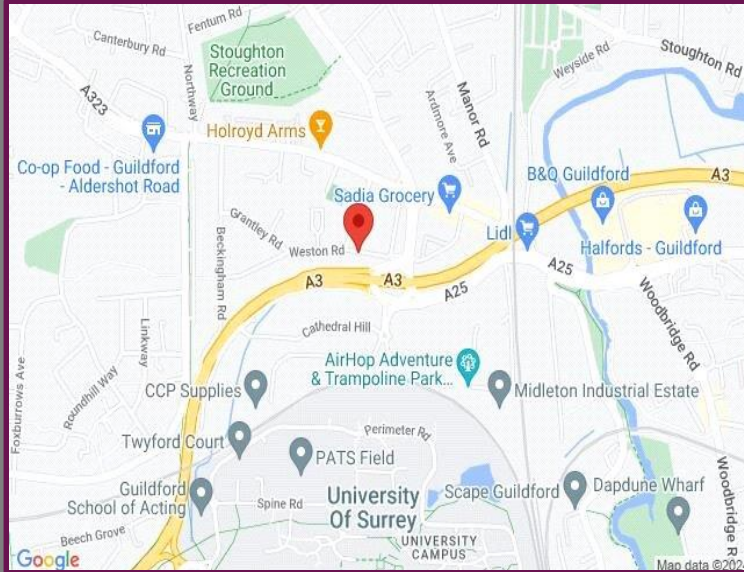
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1134466

Location

Located in a popular area close to Surrey University, Research Park, Royal Surrey Hospital and with easy A3 access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	62	
(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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