



Wodeland Avenue, Guildford, Surrey

Asking Price £300,000

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Offering a thoughtfully arranged layout with a combination of comfortable living and versatility, this property represents an excellent opportunity for first-time buyers, downsizers or investors, while also benefiting from a convenient location close to Guildford town centre and the mainline station.

The property opens into a welcoming entrance hall with useful storage, leading through to a bright and comfortable living room that provides an excellent space for relaxing or entertaining.

A separate, modern kitchen is well equipped and fitted with contemporary green cabinetry and sleek white worktops, complemented by integrated appliances and a useful adjoining utility area.

There are two bedrooms, including a generously sized main bedroom and a second bedroom which would also make an ideal study or home office, both served by a contemporary bathroom comprising shower over bath, hand wash basin and wc.

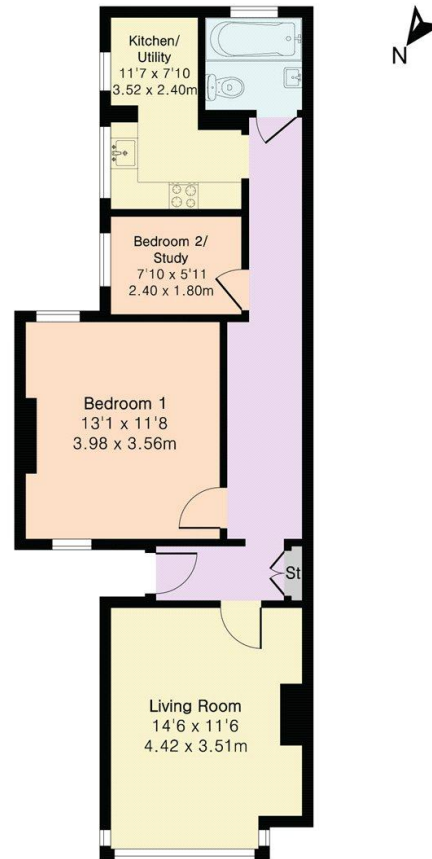
Externally, the property enjoys access to its own garden to the rear, offering a pleasant outdoor space.

- Ideal for First-Time Buyers, Downsizers or Investors
- Close to Mainline Train Station
- Brand New 999 Year Lease With A Peppercorn Ground Rent
- Ground Floor Apartment
- Modern Interior Throughout
- Spacious Living Room
- Separate Kitchen With Utility Space
- Double Principle Bedroom
- Versatile Secondary Bedroom
- Contemporary Bathroom
- Communal Garden
- Leasehold
- Council Tax Band: C
- EPC: D



Floorplan

Approximate Gross Internal Area 626 sq ft - 58 sq m

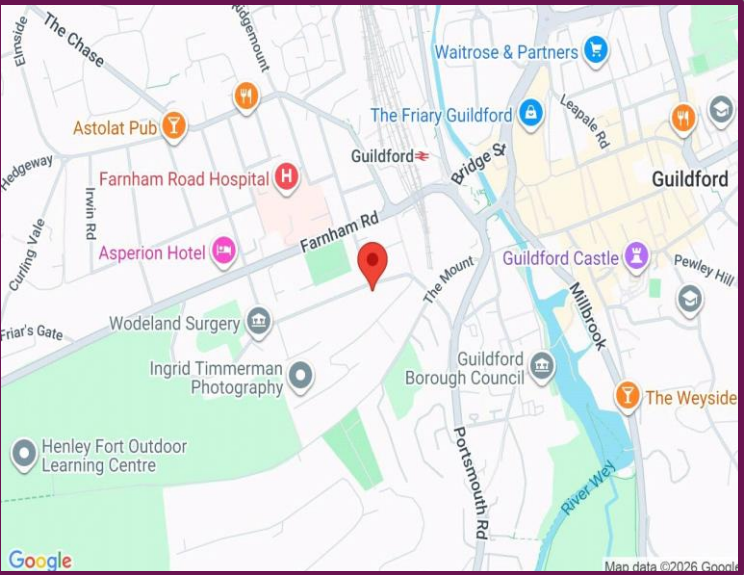


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Bourne

Location

Wodland Avenue is a sought-after residential road ideally positioned within easy reach of Guildford town centre. The property is conveniently located for a range of local amenities, including shops, restaurants and leisure facilities along the historic High Street, while Guildford's mainline station offers regular services to London Waterloo, making it ideal for commuters. The area is also well regarded for its selection of schools and provides easy access to nearby green spaces and countryside walks around The Mount and the Surrey Hills.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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