



Absolute Homes

East Meads, Guildford, GU2

## Description:

This detached double fronted bungalow covering 836 Sq Ft is approached via a carriage driveway leading upto the front door with a wide hallway and 2 double bedrooms, good sized lounge large kitchen breakfast room and bathroom. The property is located in the popular area of Onslow Village being within easy reach of Guildford town centre. To the rear of the property there is an enclosed lawned garden.

The property currently has a tenancy in place with an income of £1,850 per month which could be renewed in August 2024.

Guildford is a riverside Surrey town with a well supported High Street housing a wide variety of shops, amenities and facilities for the local residents. There are a wide and varied choice of pubs and restaurants, two leisure centres, entertainment venues and theatres in the town.

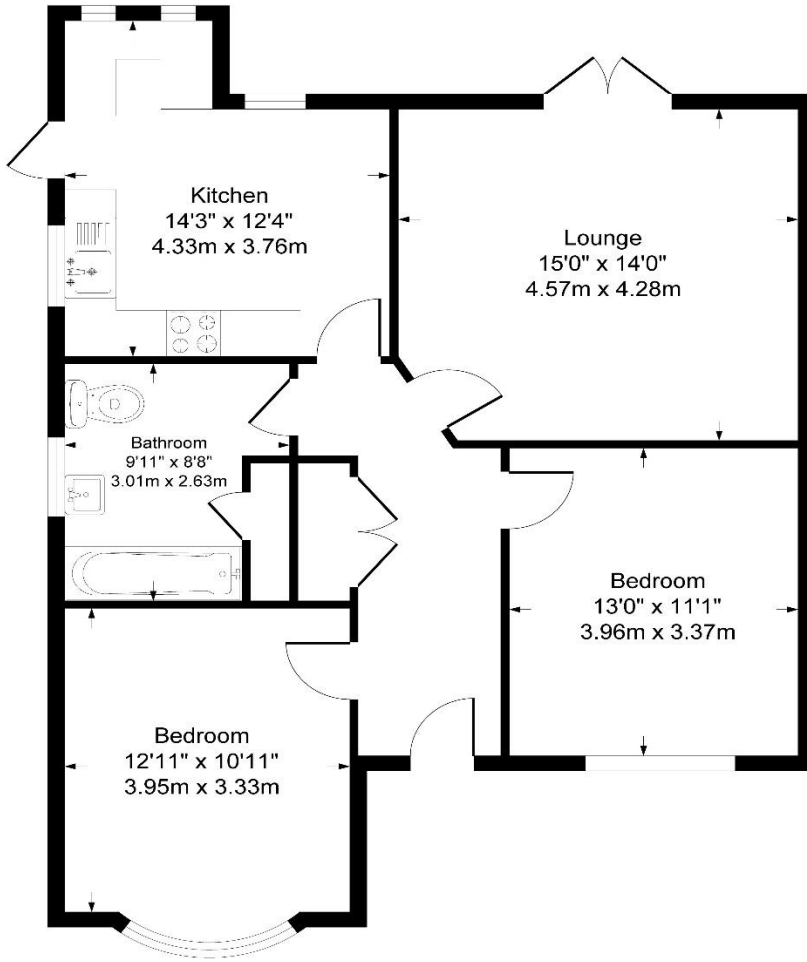
With the commuter links, London is an easy journey away with a regular and swift rail service into Waterloo. The motorway networks of the M25,M3,M4 and A3 are equally accessible from Guildford. Heathrow and Gatwick Airports are efficiently serviced by road or rail.

Viewing is strongly suggested.





**Approximate Gross Internal Area  
836 sq ft - 78 sq m**



**INFORMATION**

**TENURE:** Freehold  
**COUNCIL TAX:** D  
**COUNCIL:** Guildford Borough Council  
**EPC:** D  
**PRICE:** £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

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1. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

