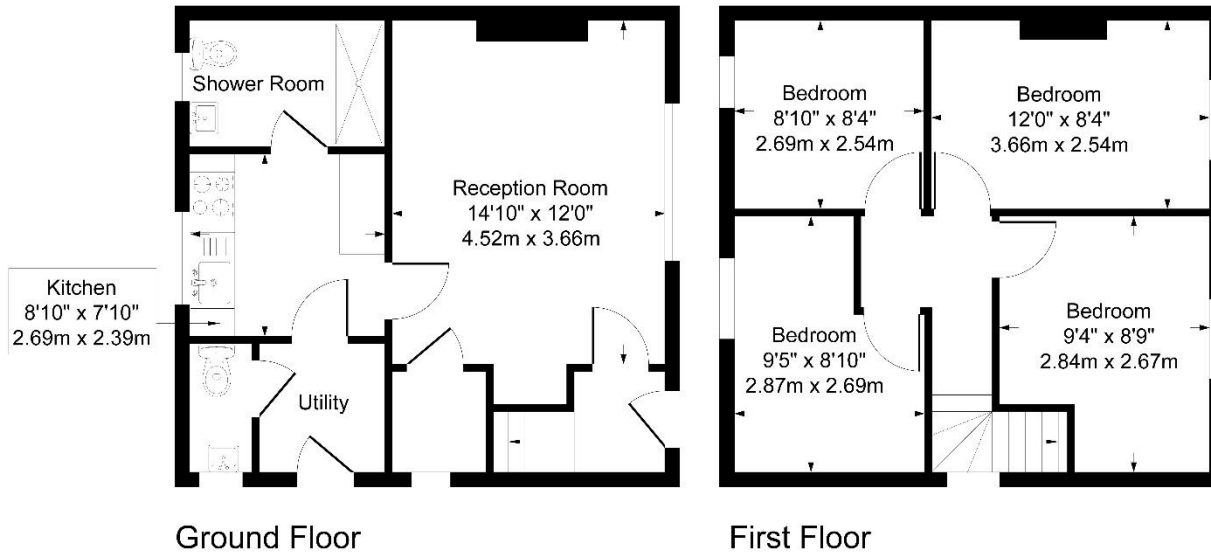




 Absolute Homes

**The Chase, Guildford,
Surrey, GU2 7UB**

Approximate Gross Internal Area
799 sq ft - 74 sq m



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.

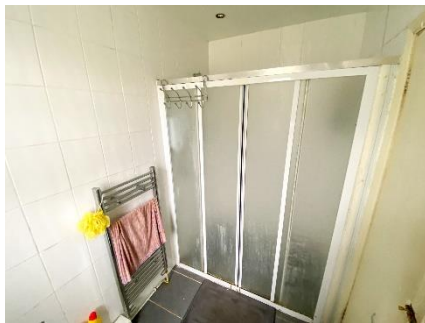
Description:

This semi-detached property is arranged over 2 floors having 4 bedrooms, large lounge, kitchen, utility room, cloakroom and shower room. There is off street parking to the front of the house for 2 cars and has a good sized lawned rear garden. The property is in need of refurbishment. Located within easy access to both Surrey University and Royal Surrey hospital, this property is an ideal rental investment.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Information

Tenure: Freehold
Council Tax: C
Council: Guildford Borough Council
EPC: D
Price: £430,000

absolute-homes.co.uk

01784 557 898

info@absolute-homes.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 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.

