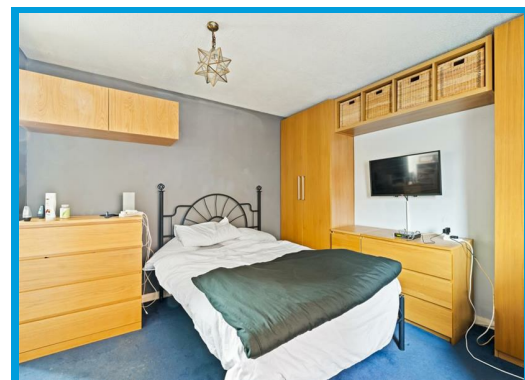
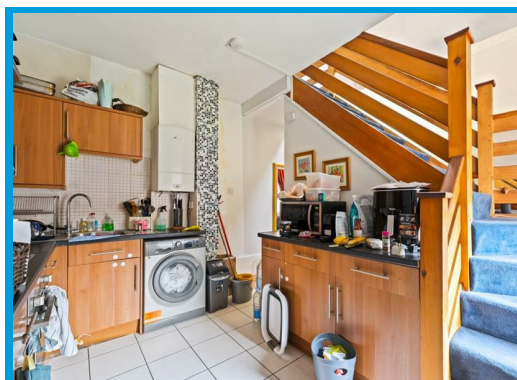
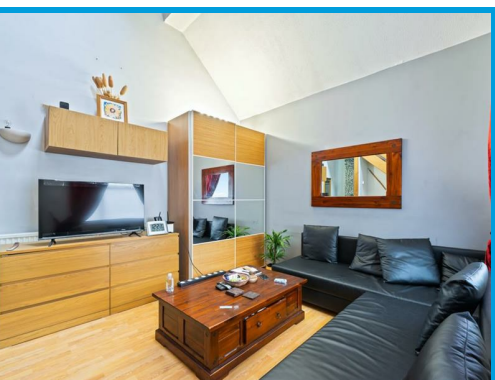




Woodbridge Road, Guildford, Surrey GU1 4RF

Asking Price £240,000

****NO ONWARD CHAIN** **CASH BUYERS ONLY**** A one bedroom split level maisonette located in the heart of Guildford town centre with allocated off street parking.



Description

This conveniently located ground floor maisonette offers light and spacious accommodation throughout. The property benefits from its own entrance with direct access to the ground floor and the accommodation comprises a large, light and airy lounge/ diner, a fitted kitchen, a white bathroom suite with shower, a large double bedroom with large built in wardrobes. Further features include allocated off street parking and NO ONWARD CHAIN.



TOTAL FLOOR AREA: 528 sq.ft. (51.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error contained in the diagrams. This plan, for illustrative purposes only, and should be used as a guide to any prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee as to true operability or efficiency can be given.
 Made with Metropix 02022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	G		
England & Wales		64	71
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales			
	EU Directive 2002/91/EC		

