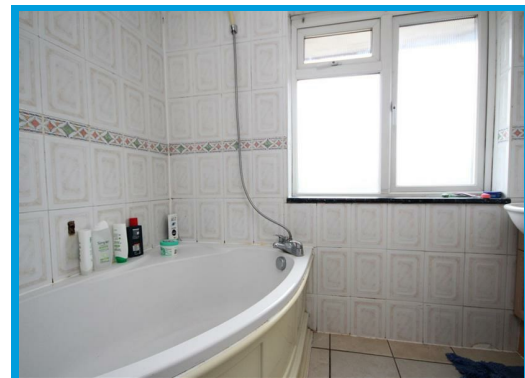




Guildford Park Avenue, Guildford, Surrey GU2 7NH

£2,300 PCM

4 bedroom property only moments from Surrey University and Guildford town centre, presented in good order throughout.



# Description

Located within moments of Surrey University and Guildford town centre, this large four bedroom house is ideal for students and sharers.

The accommodation comprises an entrance hall leading to the kitchen/diner with doors to the garden, two double bedrooms and a kitchen with appliances.

Upstairs, the property features three further bedrooms and a bathroom with shower.

There is ample storage throughout and private rear garden.



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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	69
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

