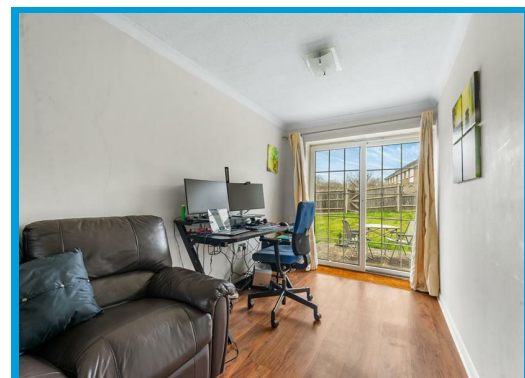
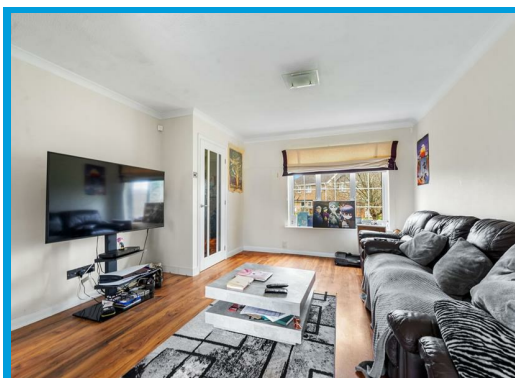
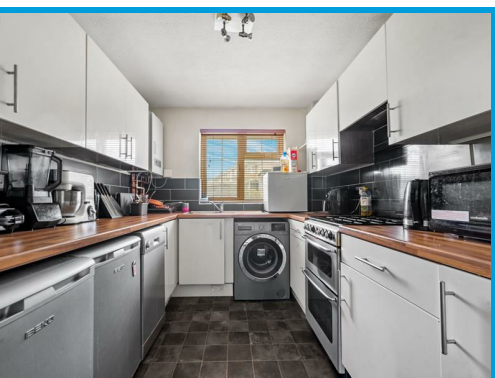




Ecob Close, Guildford Surrey, GU3 3HP

Asking Price £450,000

****NO CHAIN**** Located at the end of a quiet cul de sac within a popular residential area, this three bedroom end of terrace house is presented in excellent order throughout and boasts scope for extension. Parking & garage.



Description

****NO CHAIN****

Positioned in a highly popular residential area within easy access to both Guildford and Woking, this well presented three bedroom house is nestled in a quiet corner of a residential cul de sac.

On the ground floor, the accommodation comprises an entrance hall leading to the lounge/ diner, a modern kitchen and doors leading to the rear garden.

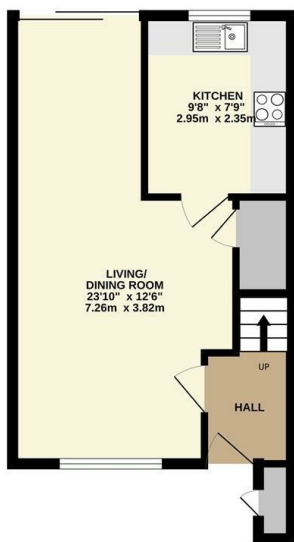
On the first floor there are two double bedrooms, a further bedroom and a modern bathroom with shower.

Whilst it is now expired, the property previously had planning permission granted to extend the property to a large 4 bedroom house. The plans for this are available to review for any prospective buyer.

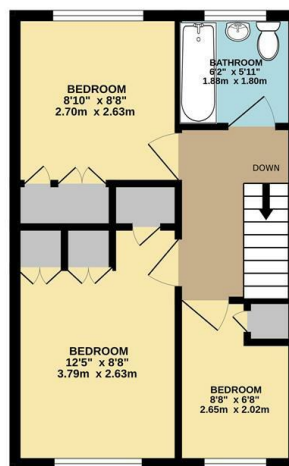
The property is positioned on a corner plot so features a good size garden, a garage and an allocated parking space.

There are pretty wooded walks close by along with local supermarkets and bus stops linking you to Guildford town centre.

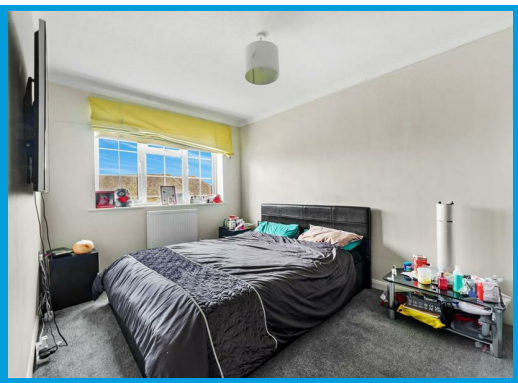
GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, consideration here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2024



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		71	73
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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	68
EU Directive 2002/91/EC			

