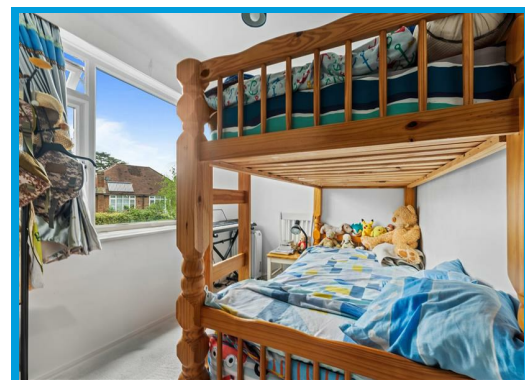




Manor Lodge, Guildford, GU2 9NH

Guide Price £270,000

Positioned within walking distance to Guildford mainline station, this very spacious two double bedroom maisonette is located in a highly popular area of Guildford, close to local amenities.



Description

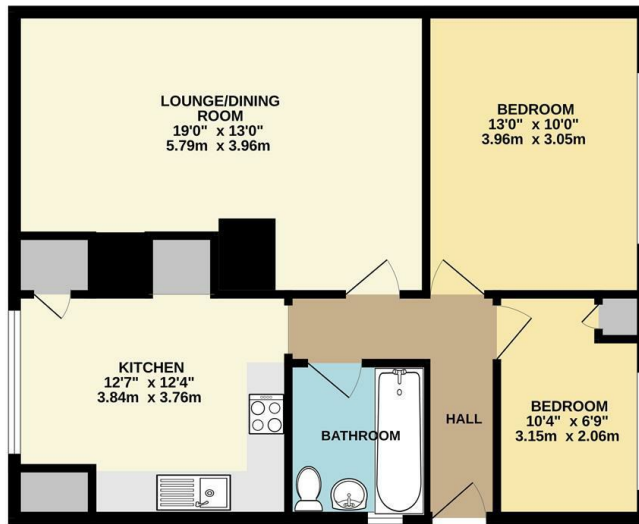
A very spacious two double bedroom maisonette boasting light and airy accommodation within a short distance to Guildford town centre

The property has its own private entrance and the accommodation comprises an entrance hall leading to a large lounge, two double bedrooms, a kitchen/ diner and a bathroom.

The property has large windows allowing for light and airy accommodation throughout.

There is parking available on a first come, first serve basis and local shops, restaurants and main bus routes are all close by.

FIRST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas and any other facts are approximate and no responsibility is taken for any variation or inaccuracy. This plan is for guidance purposes only and should be checked for 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.
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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			
1-10 G			
Not energy efficient - higher running costs			
England & Wales		52	78
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			
EU Directive 2002/91/EC			

