

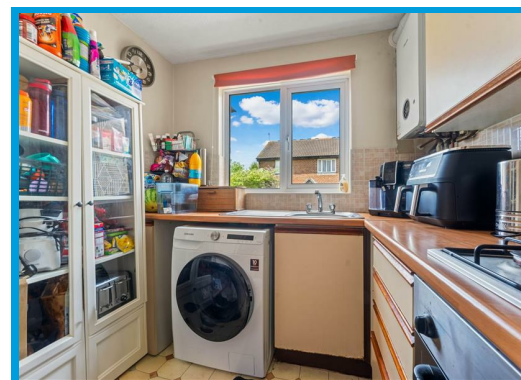
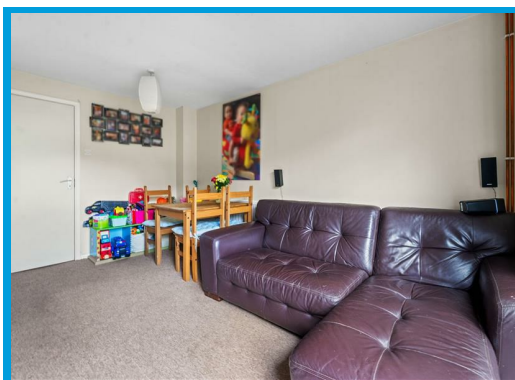


Colburn Crescent, Guildford, GU4 7YZ

Offers In Excess Of £399,950

****NO CHAIN****

Beautifully presented two double bedroom house in a quiet sought after cul de sac location close to excellent schools and local amenities.



Description

****NO CHAIN****

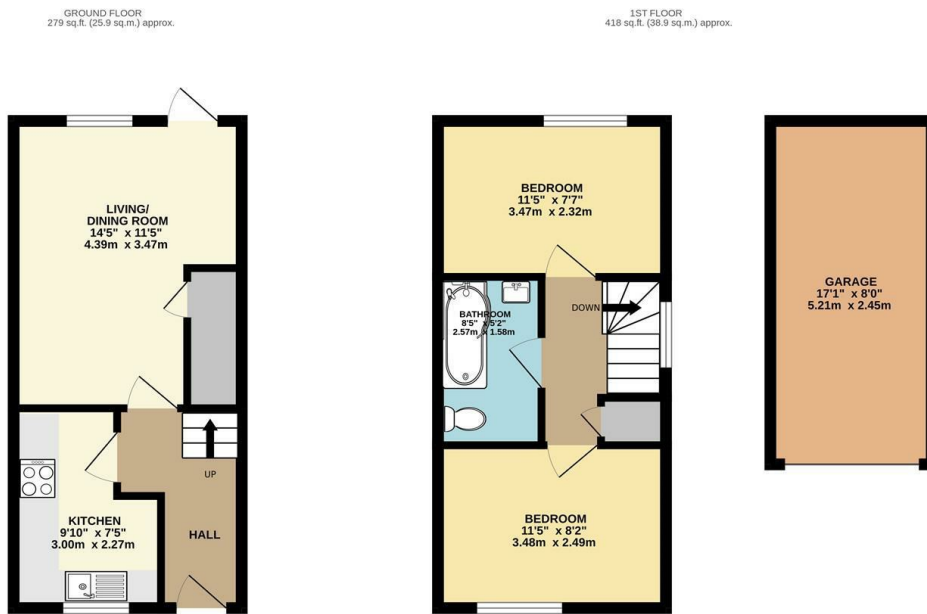
This beautifully presented two bedroom house is positioned in a quiet sought after cul de sac location close to excellent schools and local amenities.

Downstairs, the property comprises a large living/dining room and a bright and airy kitchen.

Upstairs, the property has a bathroom with a shower over the bath and two double, equally-sized bedrooms.

The property further offers ample parking and a good size private low maintenance rear garden.

There is a garage in a nearby block with local shops, supermarkets and restaurants are only moments away with the A3 and town centre within easy access.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	92
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs G	
70	EU Directive 2002/91/EC

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

