



Worcester Road, Guildford, Surrey GU2 9SZ

£2,600 PCM

Located within a short distance to SURREY UNIVERSITY, Surrey Research Park and Royal Surrey hospital, this WELL PRESENTED FOUR DOUBLE bedroom house offers excellent accommodation. IDEAL for STUDENTS and SHARERS with the benefit of a private rear garden and on street parking. \*STUDENT ACCOMMODATION\*



# Description

This four bedroom house offers a very well presented accommodation within easy access to Surrey University & Surrey Research Park. On the ground floor the accommodation comprises an entrance hall leading to the first double bedroom, spacious reception room, fully fitted kitchen, family bathroom with shower over bath and the kitchen then leading onto the private rear garden. The first floor has a further three double bedrooms. Further features include on street parking and an easy to maintain 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		65	84
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			

