

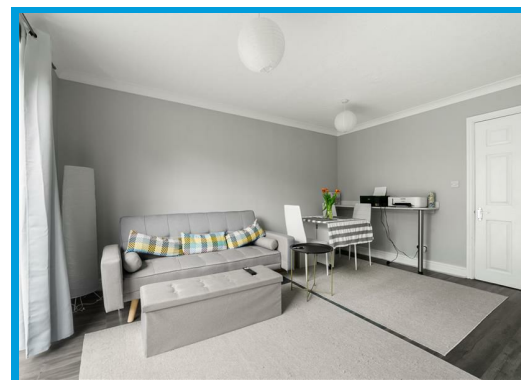
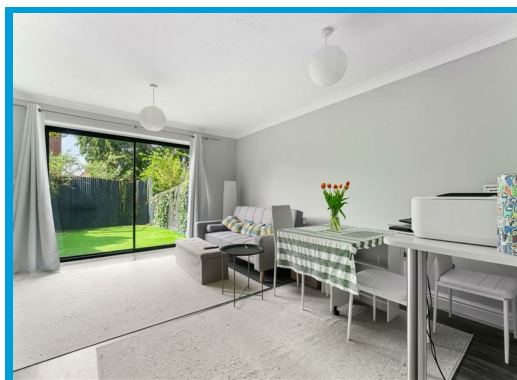


Fairborne Way, Guildford Surrey, GU2 9GB

Asking Price £385,000

****NO CHAIN****

Located in a quiet residential cul de sac in a highly popular development and within easy access to Guildford town centre, this two double bedroom house offers light and airy accommodation throughout



Description

****NO CHAIN****

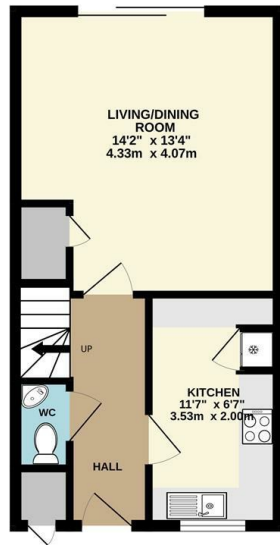
Located in a quiet residential cul de sac with easy A3 and Guildford town centre access, this two double bedroom house offers light and airy accommodation throughout.

On the ground floor the property comprises an entrance hall leading to a kitchen/ breakfast room, a good size lounge with doors leading to the garden and a cloakroom.

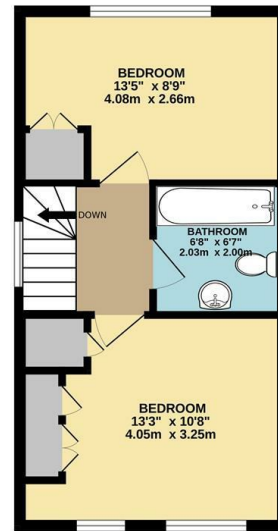
Upstairs the property has two double bedrooms and a bathroom with shower.

The property further features an enclosed patio garden and allocated parking.

GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA - 691 sq.ft. (64.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(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		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	

