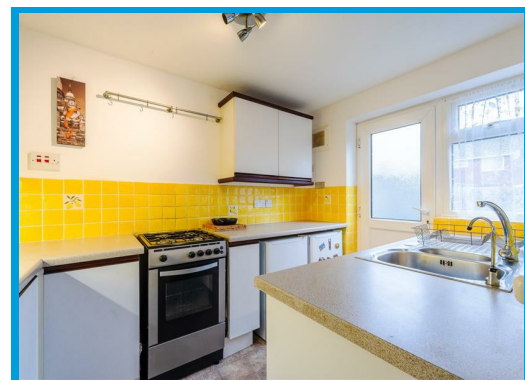
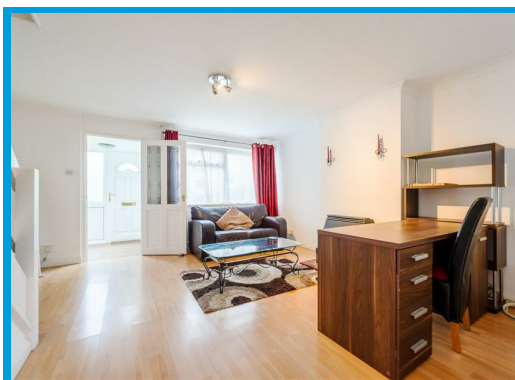




Burden Way, Guildford, Surrey GU2 9RD

£1,675 PCM

Located in a sought after residential location within easy access to Guildford town centre & mainline station, this three bedroom family home offers excellent accommodation within a quiet neighbourhood with the benefit of an easy to maintain garden.



Description

Tucked away in a quiet residential development, this three bedroom family home offers well presented accommodation moments from local shops and main bus routes.

On the ground floor the accommodation comprises an entrance hall leading to a large lounge, an open plan kitchen/ dining room with doors to the rear garden and a large storage cupboard. On the first floor the property boasts two large bedrooms with built in wardrobes, a large single bedroom and a bathroom with shower.

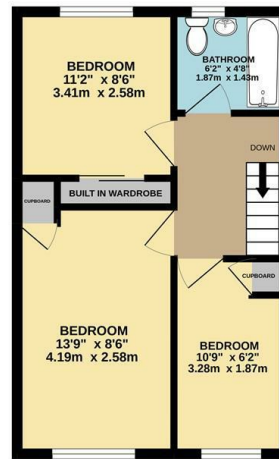
Further benefits include an easy to maintain garden.

There is ample on street parking and the locals shops are only moments away. There is excellent bus routes serving the local area and Guildford town centre, Surrey University & Guildford mainline station are all within easy access.

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq. ft. (69.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures 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		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	1-10 G		
EU Directive 2002/91/EC		66	83
England & Wales			

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

