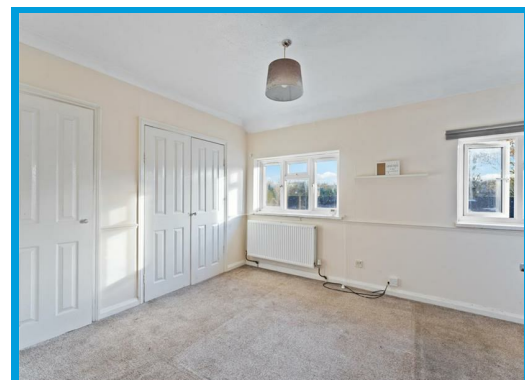
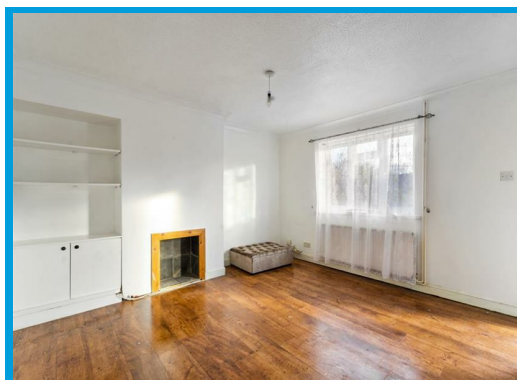
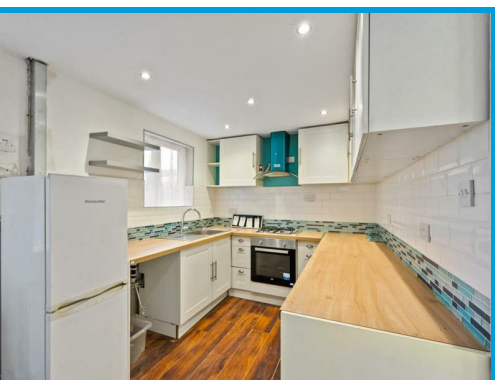




Southway, Guildford, Surrey GU2 8DH

£1,850

**\*\*AVAILABLE NOW\*\*** Located within easy access to Surrey University and Royal Surrey County Hospital, this two double bedroom house offers spacious and well presented accommodation with a private rear garden.



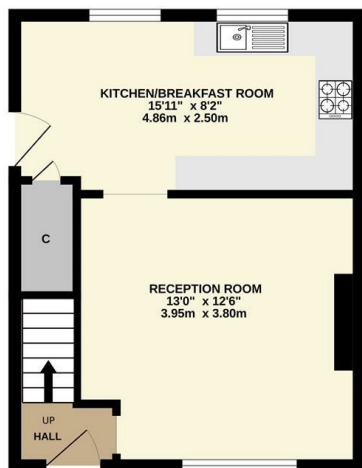
# Description

Welcome to this charming property located in the sought-after area of Guildford. This delightful house boasts a cosy reception room, two comfortable bedrooms, and a modern bathroom, making it the perfect home for a small family or professionals looking to settle in this vibrant town.

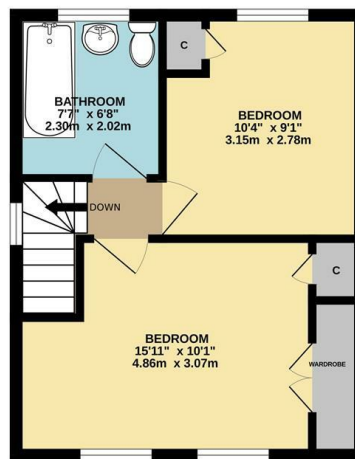
Situated within walking distance of the prestigious Royal Surrey Hospital and just a short distance from the renowned University of Surrey, this property offers convenience and accessibility to key amenities and institutions in the area.

The kitchen/breakfast room is a highlight of this home, providing a lovely space to prepare meals and enjoy casual dining. Additionally, the private rear garden offers a tranquil retreat where you can relax and unwind after a long day.

GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 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		
(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		62	87
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			

