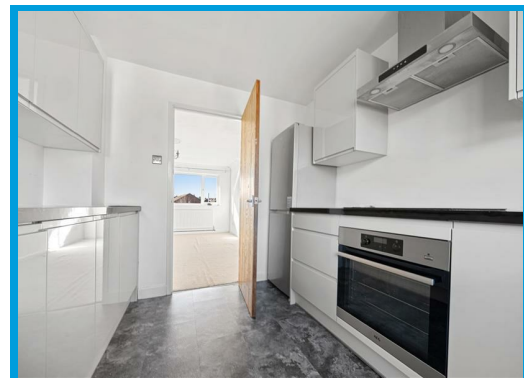




Peak Road, Guildford, GU2 9YE

Guide Price £280,000

A well-presented two-bedroom maisonette in Guildford offers a private entrance, spacious living areas and modern kitchen. Conveniently located near the town centre with excellent transport links, it's ideal for first-time buyers, investors, or downsizers.



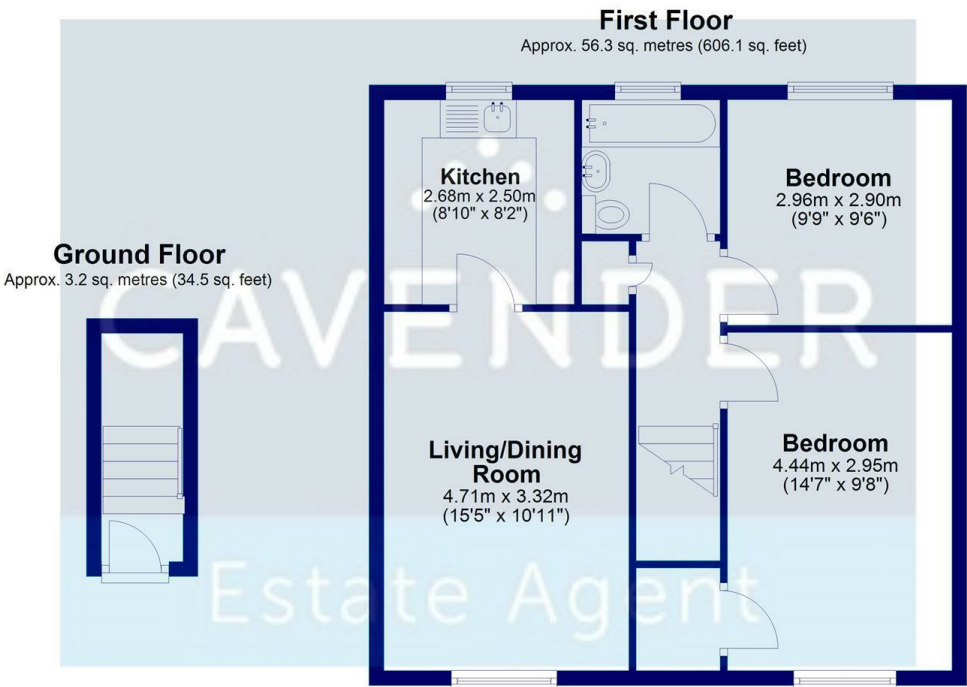


## Description

Situated within a highly sort area of Guildford is this well presented two bedroom maisonette. This charming property benefits from its own private entrance, providing a sense of exclusivity and privacy. The accommodation comprises a bright and spacious living room, a modern fitted kitchen with ample storage and workspace, and two well-proportioned bedrooms. A contemporary family bathroom completes the interior.

Positioned within easy reach of Guildford town centre, offering wide variety of shops, restaurants and leisure facilities as well as offering excellent transport links and access to the A3 making it the ideal home for commuters.

This is an excellent opportunity for first time buyers, investors or those looking to down-size.



Total area: approx. 59.5 sq. metres (640.6 sq. feet)



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	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	
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