



Weston Road, Guildford, GU2 8AU

£3,250 PCM

****STUDENT ACCOMODATION**** Located within a short distance to Guildford town centre and the University of Surrey, This spacious four double bedroom house offers well presented accommodation throughout.



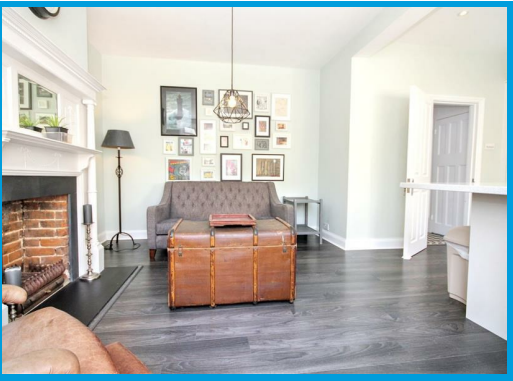
Description

STUDENT ACCOMMODATION. Nestled on Weston Road in the charming town of Guildford, this delightful end terrace house offers a perfect blend of modern living and classic character.

Upon entering, you are welcomed into a spacious reception room/kitchen that serves as the heart of the home, ideal for both relaxation and entertaining. The property boasts four well-proportioned bedrooms. The single bathroom is conveniently located, ensuring comfort and practicality for everyday living.

The modern design elements harmoniously complement the traditional features, creating a warm and inviting environment. The layout is designed to maximise natural light, enhancing the overall sense of space and openness.

Situated in a great location, this property benefits from easy access to local amenities, the university of surrey, and transport links, making it an ideal choice. The surrounding area offers a vibrant community atmosphere, with parks and recreational facilities nearby.



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	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		
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