



Peterborough Road, Guildford Surrey, GU2 9SY

£2,250 PCM

A well presented three bedroom family home located in a popular residential location close to local schools & shops and within easy access of Guildford town centre.



Description

Located in a desirable residential area within easy access to Guildford town centre, this three bedroom house is presented in good order throughout.

The accommodation comprises an entrance hall, a lounge with bay window, a dining with modern open plan kitchen and doors leading to the garden.

Upstairs, the property boasts two double bedrooms, a further bedroom and a family bathroom.

Outside, the property has 2 off street parking spaces and an easy to maintain garden.

Access to the A3 and Guildford town centre are close by, as well local shops, restaurants and amenities.



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 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			
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