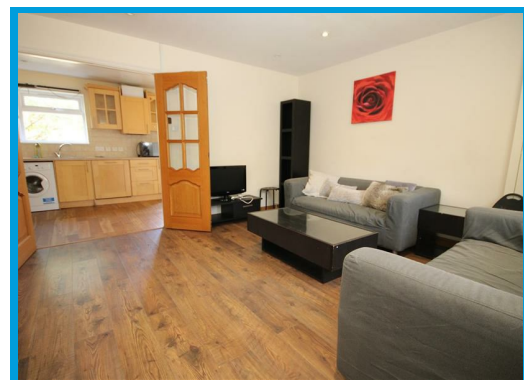




Guildford Park Avenue, Guildford, GU2 7NJ

£2,600 PCM

**\*\* STUDENT ACCOMODATION 2026-2027 ACADEMIC YEAR\*\*** Located in a prime position for Surrey University, Guildford mainline train station and Guildford town centre, this three bedroom house features a bathroom, separate shower room and off street parking.



# Description

**\*\* STUDENT ACCOMODATION 2026-2027 ACADEMIC YEAR\*\*** Positioned at the end of the terrace in a highly popular development, this three bedroom house features wood flooring throughout and is only moments from Guildford mainline station.

The ground floor accommodation comprises a light and airy lounge, a shower room, and a kitchen diner with doors to the rear garden.

The first floor comprises two double bedrooms, a large single bedroom and a bathroom with shower.

The property further features off street parking, a rear garden with patio and side access to the rear of the property.



| 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                             | 71      | 85        |
| 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                                         |         |           |

