



Offers In Excess Of

£325,000

New Cross Road | Guildford

Freehold

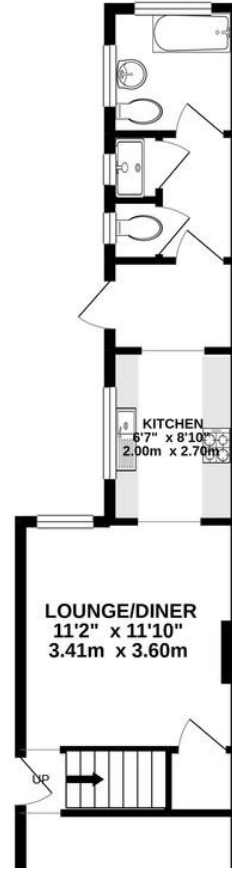
Set within a very popular area of Guildford the property is within walking distance to great local amenities. It has access to bus routes and transport links and is only 1.6 miles from Guildford Mainline Station which has a direct route to London Waterloo in 35 minutes. Guildford is a beautiful town offering great shopping and a large choice of fantastic bars and restaurants.

As you enter the property immediately to the left by the open lounge that feeds into the kitchen. It is a very good sized

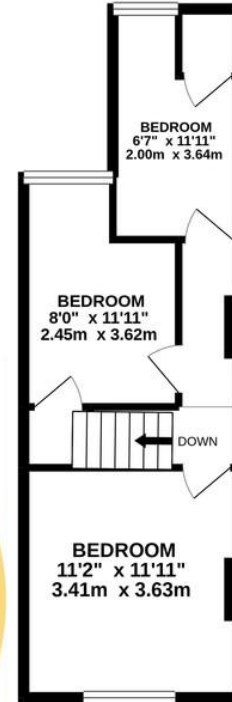


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



- Four Bedrooms
- Private Garden
- EPC Rating - E
- Large Reception Room
- Local Amenities
- Council Tax Band - C