



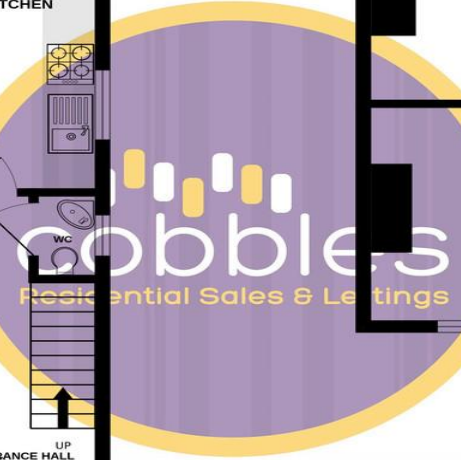
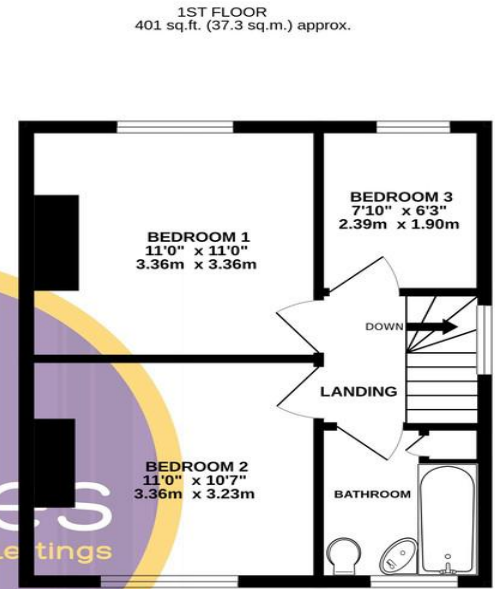
Offers in excess of

**£475,000**

## **Martin Road | Guildford**

Freehold

Cobbles bring to the market this charming three-bedroom house situated within the lovely cul-de-sac of Martin Road, perfectly located for easy A3 access. The property is within walking distance to Guildford Town Centre, as well as the university, excellent schools, Royal Surrey County Hospital and Surrey Sports Park.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- Three Bedrooms
- Two Reception Rooms
- Private Rear Garden
- Off Street Parking & Garage
- Council Tax Band - D
- EPC Rating - D