



£269,950

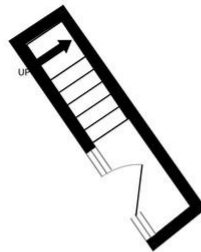
Weyside Road | Guildford

Leasehold

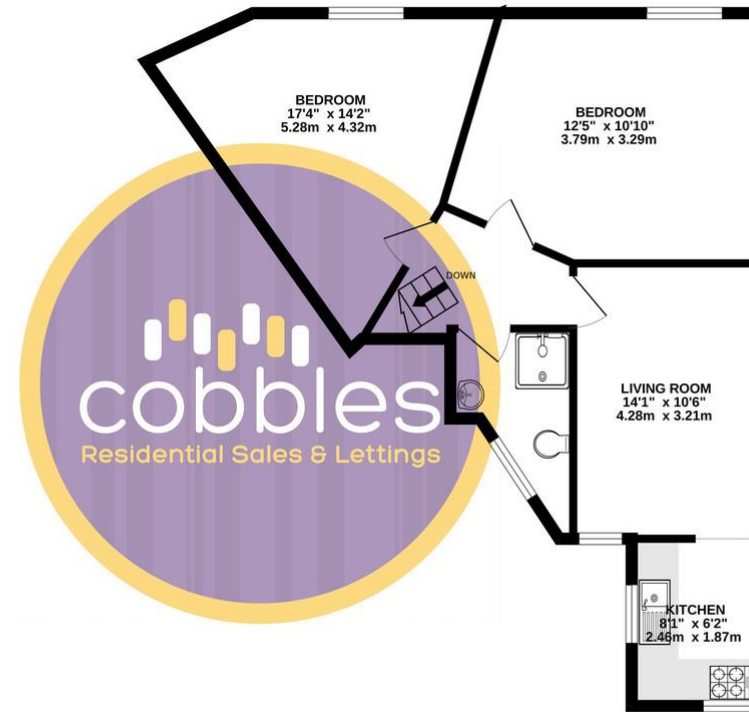
Located in the popular Stoughton road and offered to the market chain free this fantastically located two-bedroom flat. You enter through your own private entrance and heading up the stairs you have an open landing that leads to the left towards the second bedroom with the large master with built in storage and a large floorplan. Directly opposite is the bathroom a modern, clean well-spaced room with shower as well. The lounge is a bright open room with the kitchen leading off it.



GROUND FLOOR
76 sq.ft. (7.1 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 667sq.ft. (62.0 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		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

- Two Bedroom Flat
- Chain Free

- Private Entrance
- Over 100 Year lease remaining

- Council Tax Band - C
- EPC Rating - D