



**£1,795 pcm**

## **Cabell Road | Guildford**

Cobbles bring to the market this great sized four-bedroom property, perfectly suited for professional sharers. This fully furnished home is situated within walking distance of the University of Surrey, Tesco Superstore, Surrey Sports Park and Royal Surrey County Hospital.

The property comprises of an entrance hall, good sized kitchen with ample surface space, a spacious lounge area which gives access to the downstairs double bedroom as well as direct access to the private rear garden.

Upstairs, you have the three-bedrooms comprising of two good sized doubles and one single. Finally, you have the bathroom and a separate WC.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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.  
Made with Metropix 12/2024

- Four Sizeable Bedrooms
- Large Lounge Area
- Driveway
- Large Private Garden
- Council Tax Band - C
- EPC Rating - C