



Offers In Excess Of

**£350,000**

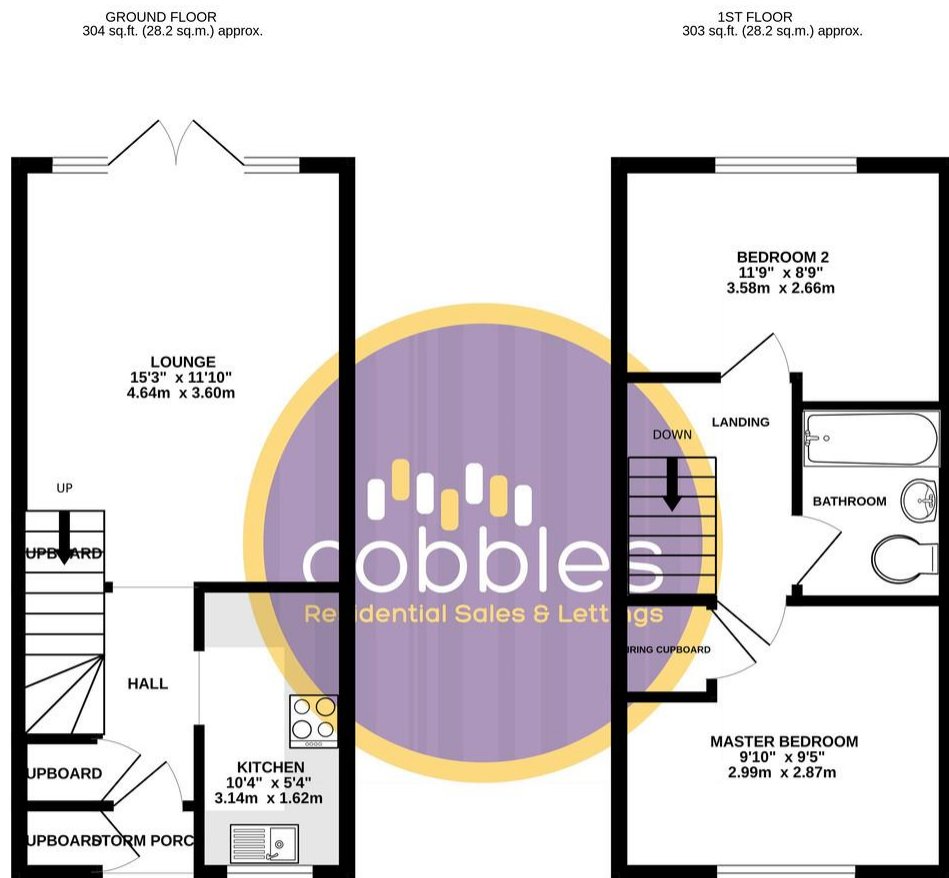
## Shelton Close | Guildford

### Freehold

Nestled in the peaceful cul-de-sac of Shelton Close, this charming two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. With a private garden, a garage, and the rare advantage of backing onto natural greenland and mature trees, the property enjoys exceptional privacy and a tranquil outlook.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



- Two Bedroom House
- Garage
- Bright and Spacious Lounge
- Private Garden
- Council Tax Band - D
- EPC Rating - D