



Offers In Excess Of

£200,000

Manor Road | Guildford

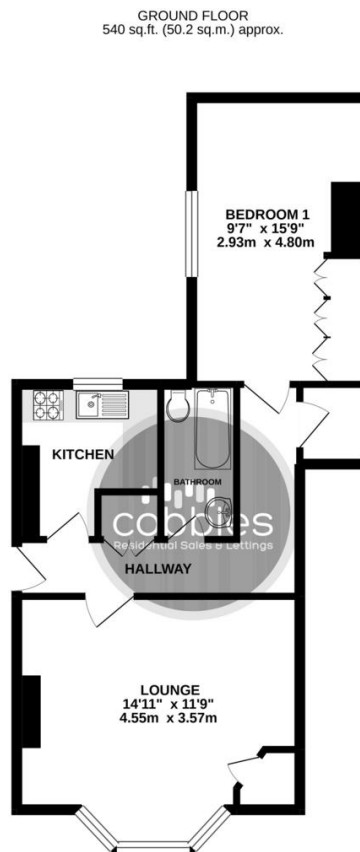
Leasehold

Cobbles are excited to bring to the market this wonderful one-bedroom ground floor maisonette. Located with the popular residential area of Stoughton, within walking distance of local amenities such as pubs, vets, supermarkets and a petrol station.

Upon entry of the property there is hallway providing access to all of the rooms. The kitchen is well maintained with plenty of surface space and the lounge area is a fantastic size boasting plenty of natural light through the bay window.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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- One Bedroom
- Modern Tiled Bathroom
- Council Tax Band - C
- Spacious Lounge Area
- Parking
- EPC Rating - D