

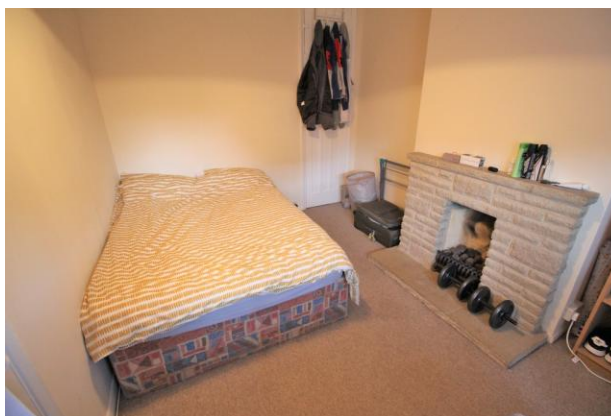


£2,200 pcm

Raymond Crescent | Guildford

STUDENTS WELCOME FOR THE UPCOMING ACADEMIC YEAR* *VIDEO TOUR AVAILABLE* *GARDENER INCLUDED TO HELP MAINTAIN THE LAWN

This spacious four-bedroom student property is available early September. The downstairs consists of a large double bedroom with feature fireplace, a large kitchen diner, living room and handy downstairs WC. Upstairs, you find the additional three double bedrooms and the main shower room. Additional benefits include off street parking and a large private rear garden.

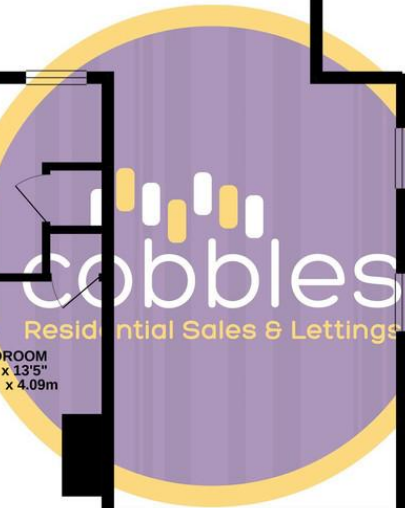


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		64	72
		EU Directive 2002/91/EC	

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 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.
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- Four Bedroom House
- Large Lounge Area
- Spacious Kitchen Diner
- Large Private Rear Garden
- Off Street Parking
- EPC Rating C