



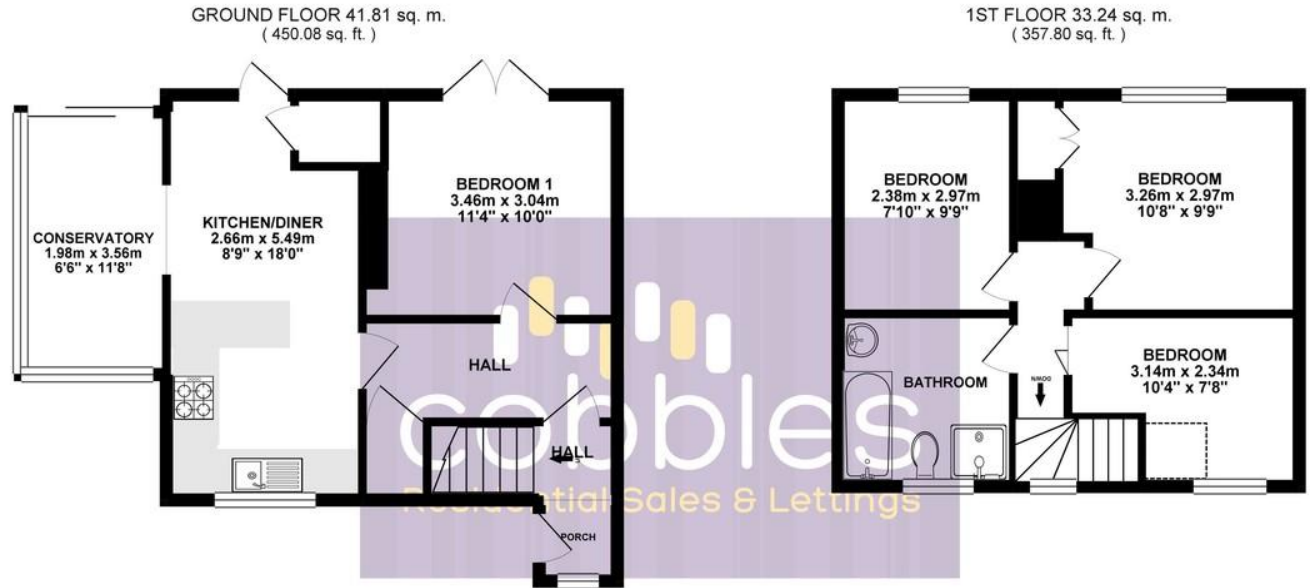
**£1,800 pcm**

**Southway | Guildford**

**STUDENTS WELCOME! AVAILABLE FOR THE UPCOMING ACADEMIC YEAR! FURNISHED!  
GARDENER INCLUDED!**

A well-presented four bedroom furnished semi-detached house, located within close proximity to Surrey University, Surrey Research Park and The Royal Surrey Hospital.

The property comprises of an entrance porch, spacious hallway leading through to the 1st double bedroom, conservatory reception area and the modern kitchen diner. The kitchen diner offers a breakfast bar, larder and dining space for a table.



TOTAL FLOOR AREA : 75.05 sq. m. ( 807.88 sq. ft. ) 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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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			
		70	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		67	80
EU Directive 2002/91/EC			

- Four Bedrooms
- Modern Kitchen/Diner
- South Facing Garden
- Conservatory
- Furnished
- EPC Rating C