



£1,550 pcm

Springfield Road | Guildford

AVAILABLE FOR THIS ACADEMIC YEAR* *STUDENTS OR PROFESSIONALS WELCOME* *CENTRAL GUILDFORD LOCATION* *CELLAR STORAGE

This three-bedroom property is brought to the market in good condition throughout and is located at the heart of Guildford Town. The property is within walking distance of Guildford Town Centre, Guildford mainline stations and all the other wonders that the high street has to offer.

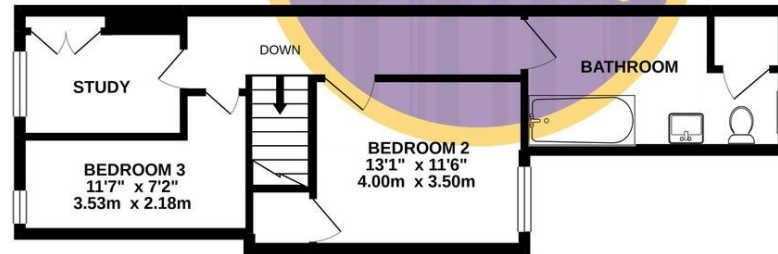
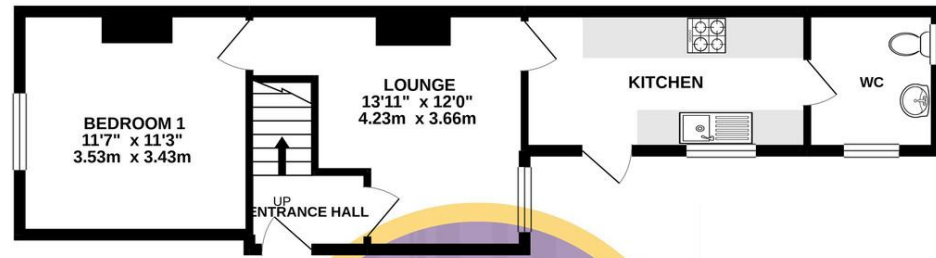
The ground floor of the property comprises of an entrance hall, spacious lounge area offering access down to the large cellar, a large galley kitchen, downstairs WC and the first of the good-sized bedrooms.



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	53	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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	46	61
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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 Metrepx ©2021

- Three Bedrooms
- Large Lounge Area
- Galley Kitchen
- Private Rear Garden
- Downstairs WC
- EPC Rating E