



**£1,650 pcm**

**Southway | Guildford**

**\*STUDENTS WELCOME\*** 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 a spacious lounge diner as you enter the property with under stairs storage, large kitchen and the 1st of the bedrooms. Upstairs, you have the three bedrooms and the stylish bathroom, offering a bath tub with shower over bath fitting. Outside, you have a beautiful tiered patio area looking out over the large south facing garden.





TOTAL FLOOR AREA : 67.32 sq. m. ( 724.59 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.  
 Made with Metropix ©2019

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	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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	48	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Four Bedrooms
- Large Lounge Area
- Close to University
- South Facing Garden
- Spacious Bathroom
- EPC Rating E