

## £1,650 pcm

## Southway | Guildford

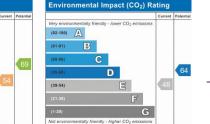
\*STUDENTS WELCOME\* A well presented four bedroom furnished semi-detached house, located within close proximity to Surrey University, Surrey Research Park and The Royal Surrey Hospital.

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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buy ers are advised to recheck the measurements.



- Energy Efficiency Rating Environmental Impact (CO<sub>2</sub>) Rating Very energy effic (92-100) 🗛 В (69-80) (55-68) (39-54) E 21.38 G lot energy efficient - higher running costs England, Scotland & Wales England, Scotland & Wales

GROUND FLOOR 33.66 sq. m.

( 362.30 sq. ft. )

- Four Bedrooms ٠
- South Facing Garden •
- Large Lounge Area ٠
- **Spacious Bathroom** •
- Close to University •
- EPC Rating E ٠

1ST FLOOR 33.66 sq. m.

( 362.29 sq. ft. )

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements White very otherpt has been made to ensure the accuracy of the floorplan contained here, measurements of adors, whore, sroms and any other items are approximate and no responsibility is been for any error, omsston or mis-tatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been toted and no guarantee in their operative statement of the service statement of the service of the service of the service statement of the service state

TOTAL FLOOR AREA : 67.32 sq. m. ( 724.59 sq. ft. ) approx.



