



**£1,500 pcm**

**Pond Meadow | Guildford**

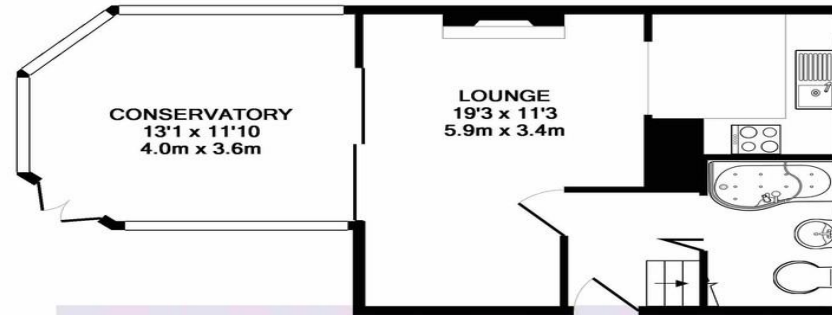
**\*STUDENTS WELCOME FOR THIS ACADEMIC YEAR\* \*VIDEO TOUR AVAILABLE IN GALLERY\***

Cobbles are excited to bring to the market this three bedroom student property!

The property comprises of an entrance hall, bathroom, large lounge diner, bright & spacious conservatory room and the Kitchen.

Upstairs, you have the three good sized bedrooms (two doubles and one single)

Other benefits include off street parking and a large private garden with a lovely, decked seating area with grape vines above head. (Pergola)



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			
		63	80
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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		58	76
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Off Street Parking
- Garden
- EPC Rating D