



Offers In Excess Of

**£324,995**

## **Foxburrows Avenue | Guildford**

### **Freehold**

Cobbles bring to the market this recently refurbished three-bedroom family home.

The property has previously undergone an extensive refurbishment throughout. The ground floor comprises of an entrance hall, large lounge area with bay window, understairs storage, brand new kitchen and appliances. Finally, you have the newly added WC.

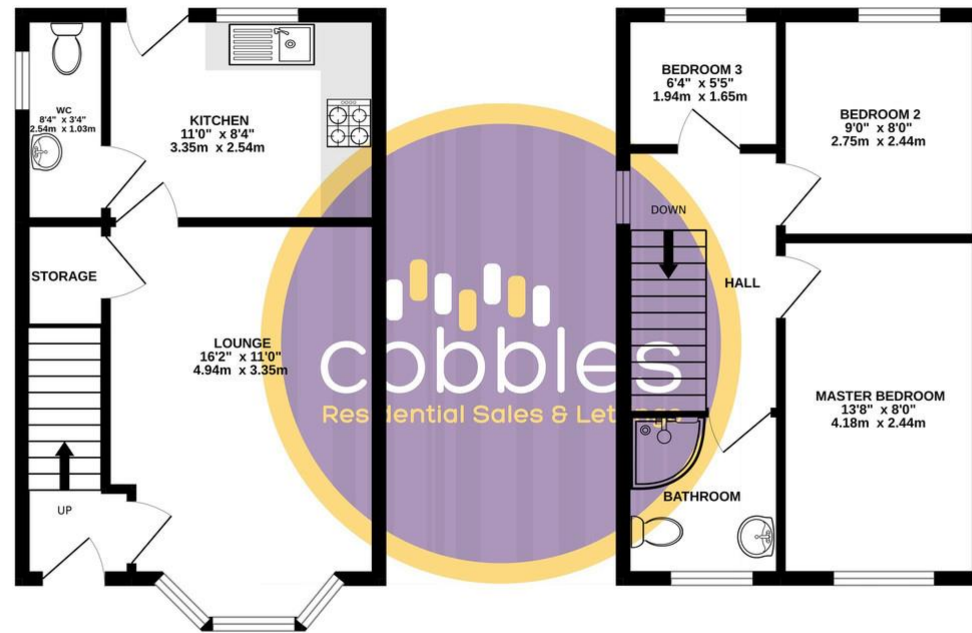
The first floor of the property comprises of a newly fitted bathroom suite with walk in shower, two double large bedrooms and a third single.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		

GROUND FLOOR  
336 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) 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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- Three Bedrooms
- Large Garden
- Modern Kitchen
- Chain Free
- Council Tax Band - C
- EPC Rating - E