



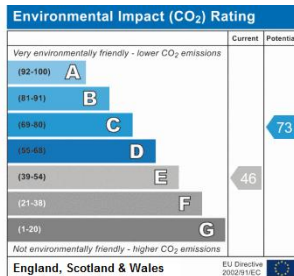
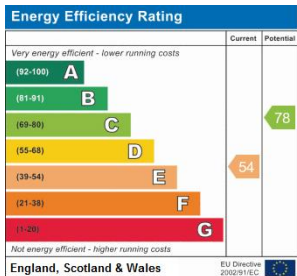
£2,250 pcm

Beckingham Road | Guildford

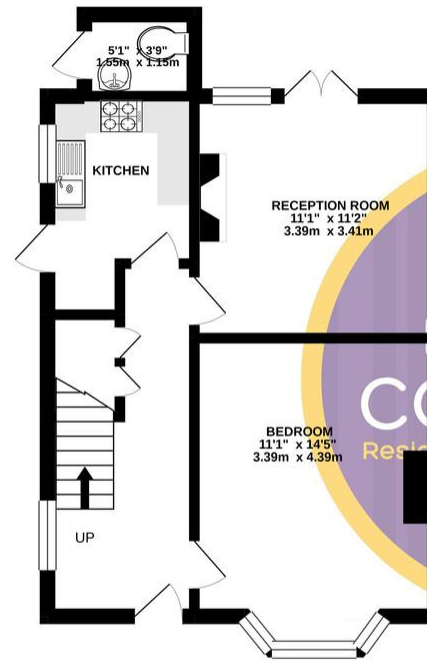
AVAILABLE FOR STUDENTS FOR THIS UPCOMING ACADEMIC YEAR* *COVID SAFE PHYSICAL VIEWINGS

Cobbles are excited to bring to the market this well presented four-bedroom house. The property comprises of entrance hall, a spacious lounge area, separate kitchen with direct access to the private rear garden and a large bedroom with bay window.

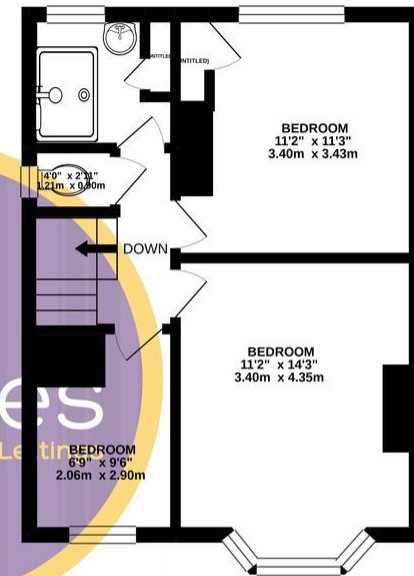
Upstairs, you have the three bedrooms (two double and one single) and the well-presented bathroom. Other benefits include off street parking and a large private rear garden with an abundance of storage.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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- Four Bedrooms
- Separate Kitchen
- Large Rear Garden
- Spacious Lounge
- Off Street Parking
- EPC Rating E