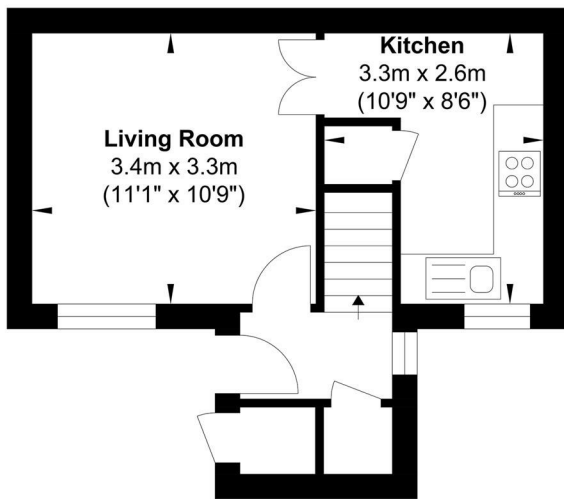




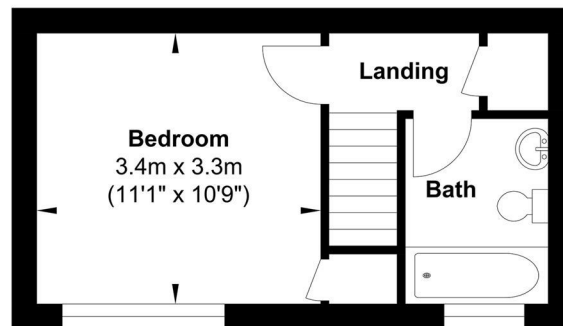
54 Badger Close, Guildford, GU2 9WA

£1,300 PCM

- Double bedroom
- Ample storage space
- Located in Guildford
- Ideal for singles or couples
- Brand new central heating
- Allocated parking spot
- Close to local amenities
- Recently redecorated
- EPC C 71
- Ready by end of April



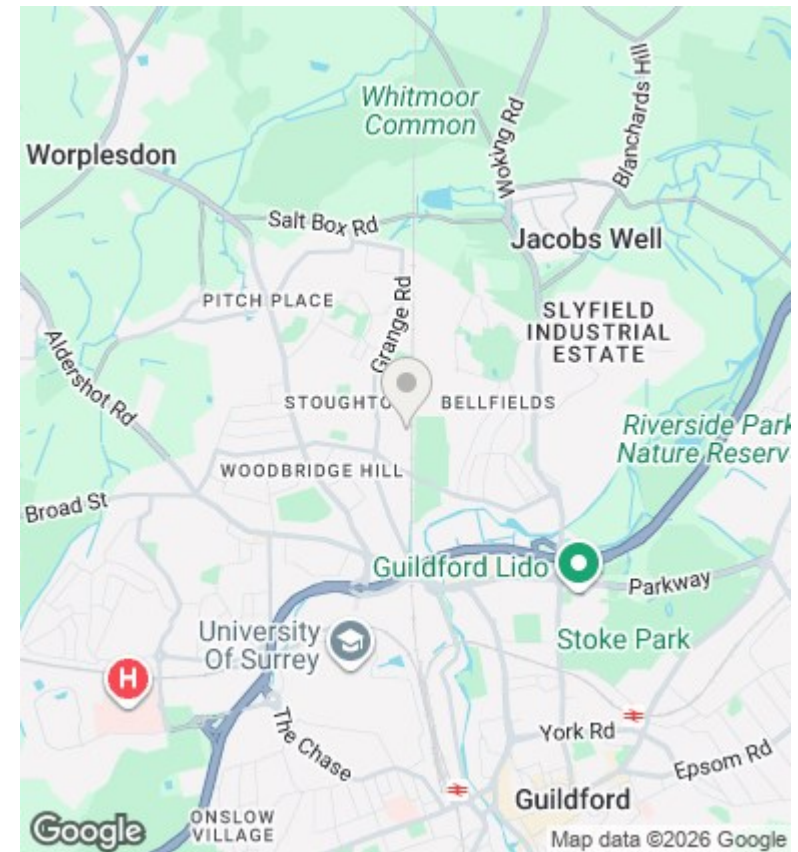
Ground Floor



First Floor

Gross Internal Floor Area : 43.92 m2 ...472.75 ft2

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.



Directions

Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

Council Tax Band

C

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	