



Howard Morley  
& Sons

PCM

**£4,000 PCM**

**Wherwell Road**

Surrey, GU2 4JR



### Wherwell Road, Guildford

Approximate Gross Internal Area  
 Basement = 44.2 sq m / 476 sq ft  
 Ground Floor = 72.7 sq m / 782 sq ft  
 First Floor = 64.6 sq m / 695 sq ft  
 Second Floor = 29.7 sq m / 320 sq ft  
 Total = 211.2 sq m / 2273 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 buyers/tenants are advised to recheck the measurements

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