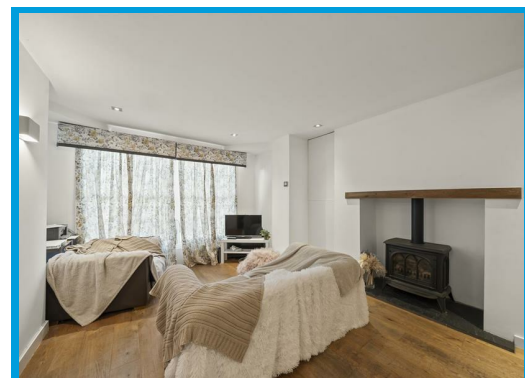
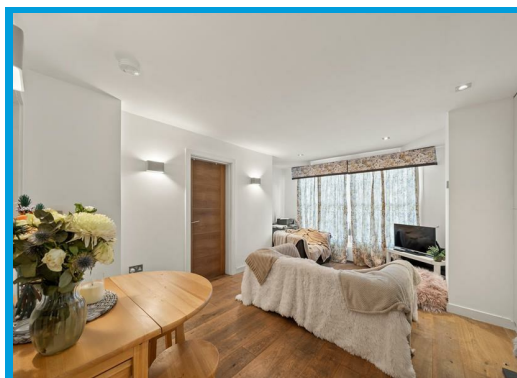
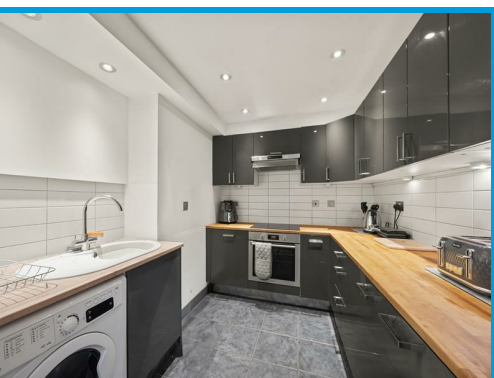




Hunter Road, Guildford Surrey, GU1 3LH

Guide Price £350,000

This two-bedroom ground floor maisonette in Guildford offers a private entrance, reception room, kitchen, bathroom, allocated parking with no onward chain. Moments from the town centre, amenities, and train station, it's a convenient and well-located home.



# Description

Well-Presented Two-Bedroom Ground Floor Maisonette with Allocated Parking & No Onward Chain

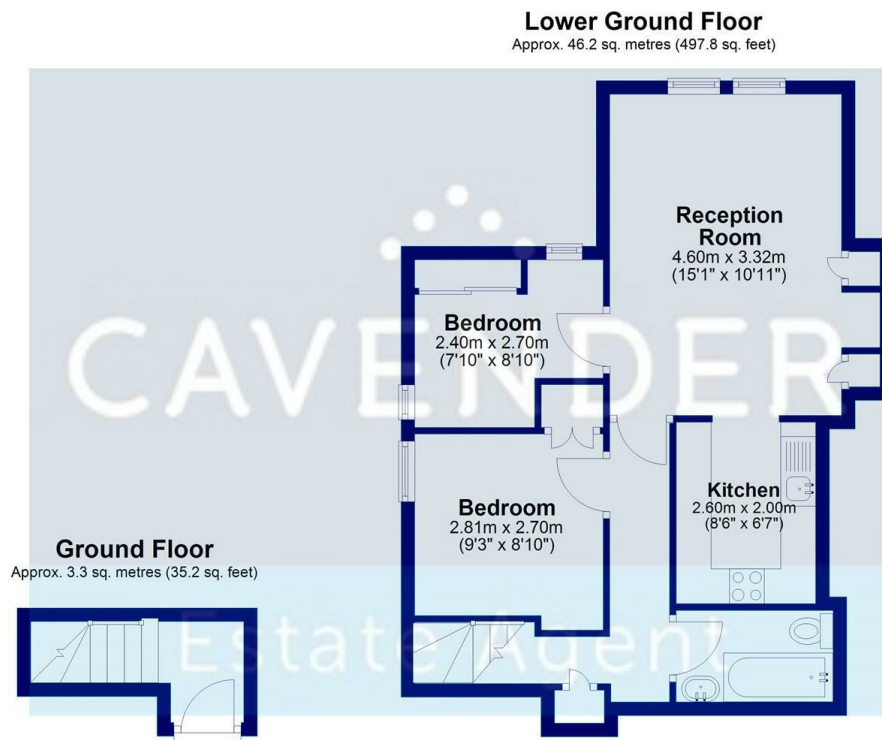
Situated just moments from the centre of Guildford, this well-presented two-bedroom ground floor maisonette with allocated parking and no onward chain offers spacious and convenient living, making it an ideal purchase for first-time buyers, downsizers or investors.

The property benefits from its own private entrance, leading into a welcoming hallway which provides access to all rooms. The accommodation comprises a large reception room, perfect for relaxing or entertaining, two double bedrooms, a well-appointed kitchen with appliances, and a family bathroom with shower over bath.

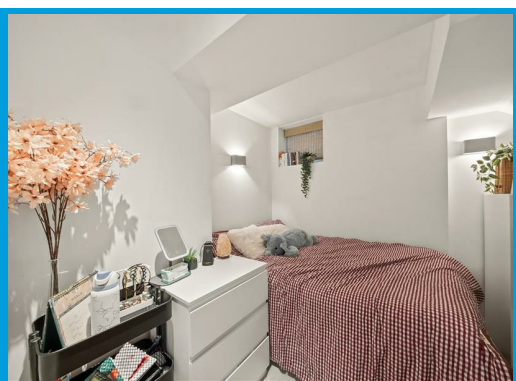
Further benefits include its own parking space directly outside the front of the building, and share of freehold, providing additional value and long-term appeal.

Perfectly positioned close to the town centre, the property enjoys easy access to a wide range of shops, restaurants and local amenities, while the nearby train station offers excellent transport links.

Offering a fantastic location and well-proportioned living space, this attractive maisonette presents a wonderful opportunity to enjoy convenient living in Guildford.



Total area: approx. 49.5 sq. metres (533.0 sq. feet)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | 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 |   |                         |           |
| England & Wales                             |   | 63                      | 78        |
|   |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | 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 |   |                         |           |
| England & Wales   |   |                         |           |
|   |   | EU Directive 2002/91/EC |           |

