



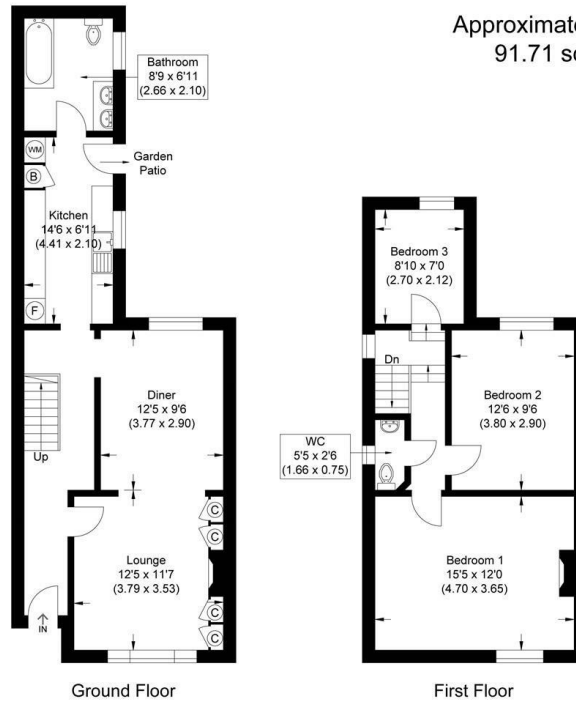
Howard Morley  
& Sons

£2,750

Josephs Road

Guildford, GU1 1DW





Approximate Gross Internal Area  
91.71 sq m / 987.15 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

Howard Morley  
& Sons

**OFFICE ADDRESS**  
276 High Street  
Guildford  
Surrey  
GU1 3JL

**OFFICE DETAILS**  
01483 575 304  
lettings@hmorley.co.uk  
hmorley.co.uk