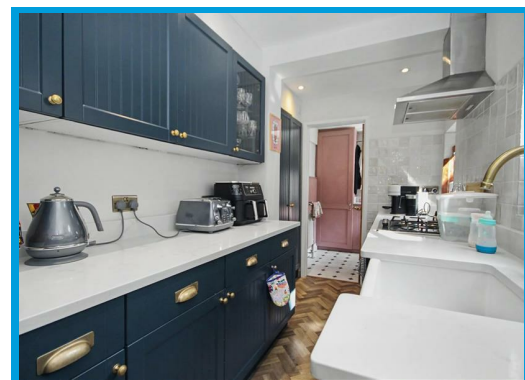
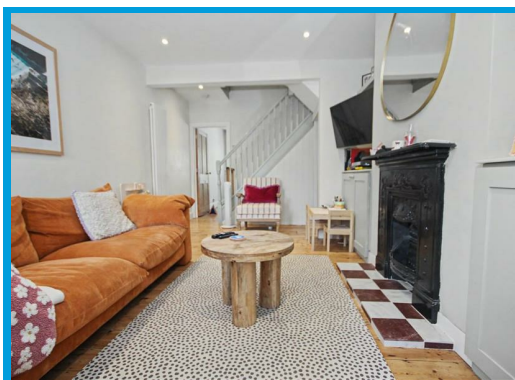
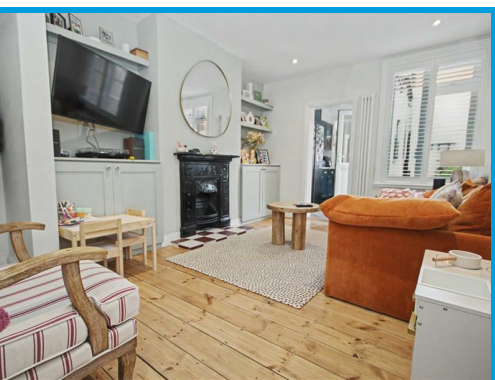




George Road, Guildford, GU1 4NP

£2,500 Per Month

Beautifully presented two-bedroom terraced home within walking distance of Guildford town centre and the mainline station. Offering spacious accommodation, a private garden with home office, and residents' parking.



Description

A beautifully presented two-bedroom terraced home, finished to a high standard throughout and ideally located in one of Guildford's most sought-after residential areas, within easy walking distance of Guildford town centre and the mainline railway station.

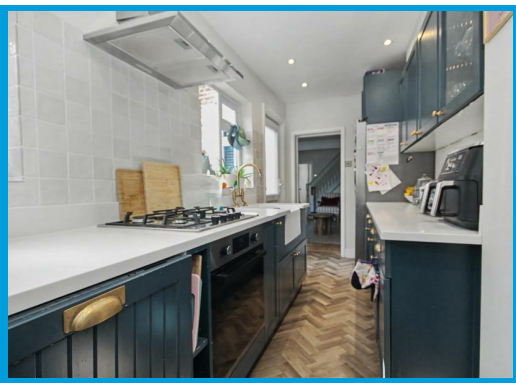
This spacious and well-appointed home offers two generous reception rooms, providing flexible living and dining space, together with a useful basement room that can be used as a home office, gym or additional storage.

To the rear of the property is a modern galley kitchen, complemented by a separate utility area and a convenient downstairs WC.

Upstairs, there are two well-proportioned double bedrooms and a stylish family bathroom, all finished to an excellent standard.

Outside, the property enjoys a good-sized rear garden with the added benefit of a detached garden office, ideal for those working from home.

Further benefits include residents' parking and a high-quality finish throughout. Ideally positioned close to Guildford's excellent range of shops, restaurants, leisure facilities and transport links, this fantastic home offers the perfect combination of character, space and modern living.



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			
EU Directive 2002/91/EC			

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

