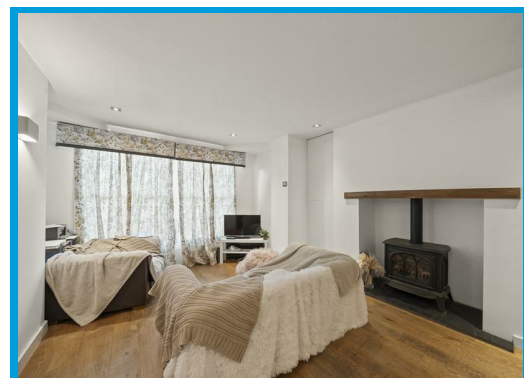
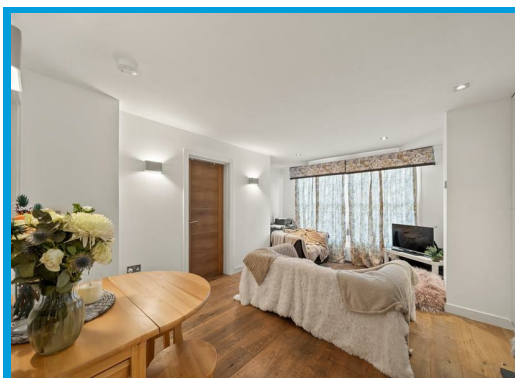
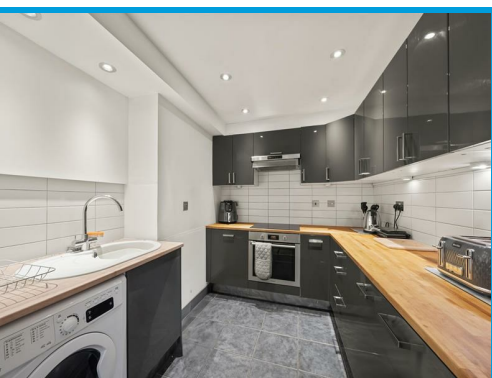




Hunter Road, Guildford Surrey, GU1 3LH

Guide Price £295,000

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

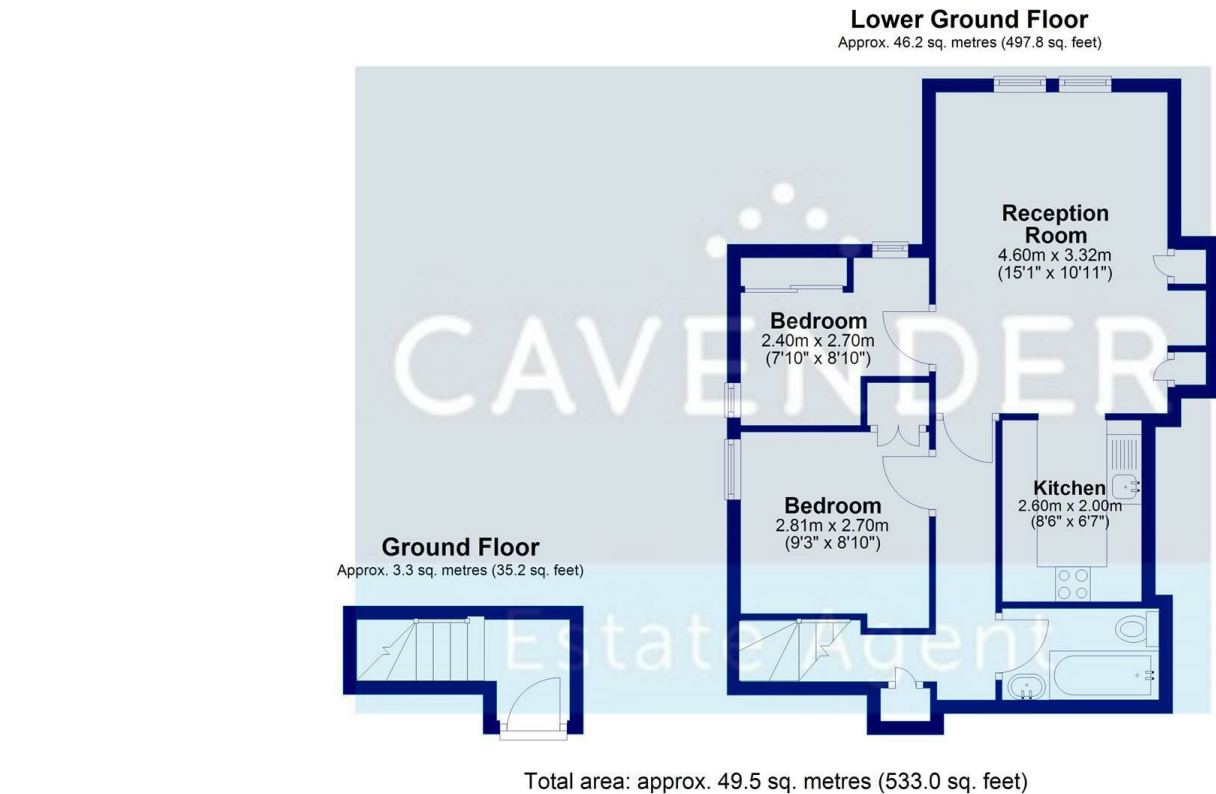
Situated just moments from the centre of Guildford, this well-presented two-bedroom ground floor maisonette with allocated parking and no onward chain offers spacious and convenient living, making it an ideal purchase for first-time buyers, downsizers or investors.

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.



Energy Efficiency Rating	
Current	Potential
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Very energy efficient - lower running costs Not energy efficient - higher running costs	63 78
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Very environmentally friendly - lower CO₂ emissions Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC	

