

# AGRARIA ROAD



# AGRARIA ROAD

GUILDFORD, SURREY, GU2 4LF

Stunning three bedroom Victorian home, redecorated throughout in a superb central location within walking distance of the town centre and the main line train station.

Available:

£2,500 PCM (Per Calendar Month)

House - Semi-Detached, 3 Bedroom, 1 Bathroom, 2 Reception, Unfurnished

## Key Features

- Town centre location
- Redecorated throughout
- Three bedrooms
- One bathroom
- Two reception rooms
- Large kitchen with range cooker





## THE PROPERTY

### Description

The front door opens into the hall where you will see the completely refurbished hardwood flooring that extends throughout the ground floor, apart from the kitchen, which is tiled. The sitting room has a bay window with plantation shutters and feature fireplace, the separate dining room also has an attractive feature fireplace, provides access to the cellar and leads into the kitchen. The kitchen is fitted with appliances including an excellent range cooker with gas hob and electric ovens. On the first floor is a wonderful master bedroom, family bathroom with a shower over the bath and two further bedrooms. There is a lovely east facing rear garden with raised decking, side access and lawned area.



## Location

Agraria Road is located for ultimate convenience, with the lower High Street 0.6 miles away, a few minutes walk to the main line station with direct trains to London Waterloo, local shops including a co-op and pharmacy at the end of the road and access to the wonderful countryside from The Mount across the other side of the Farnham Road.

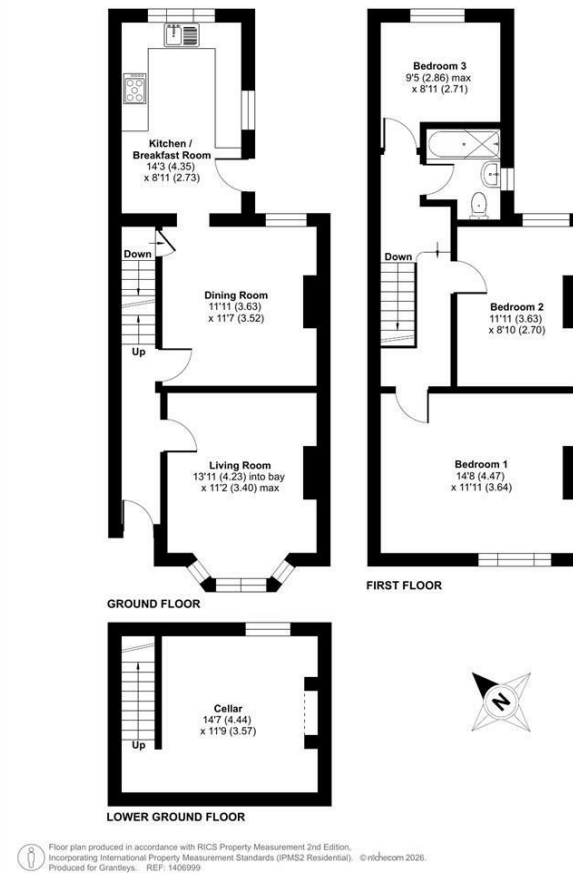
Permit parking available  
Available for immediate occupation  
Guildford Borough Council tax band E  
Holding deposit: £576

To check broadband and mobile phone coverage please visit Ofcom here: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)



## Agraria Road, Guildford, GU2

Approximate Area = 1159 sq ft / 107.6 sq m  
For identification only - Not to scale



## Guildford

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