



Guildford Park Avenue, Guildford, Surrey GU2 7NJ

£2,300 PCM

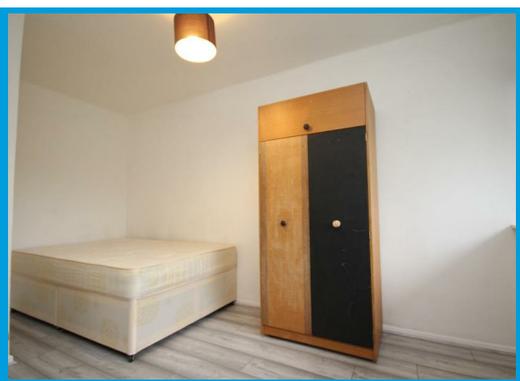
**\*\* STUDENT ACCOMODATION 2026-2027 ACADEMIC YEAR\*\*** Ideally located for the amenities and transport links of Guildford, this charming 3 bedroom House is bright and spacious with a decent eat-in kitchen and private rear garden.



# Description

**\*\* STUDENT ACCOMODATION 2026-2027 ACADEMIC YEAR\*\*** Ideally located for the amenities and transport links of Guildford, this charming 3 bedroom House is bright and spacious with a decent eat-in kitchen, downstairs WC, family bathroom and private rear garden.

Guildford Park Avenue is ideally situated moments from the shops, bars and restaurants of central Guildford while the university and hospital are also within easy reach. Transport links include Guildford Station (National Rail), which is close by.



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			
		69	86
England & Wales		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) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
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