



Stag Hill
Guildford
GU2 7TW

Offers in Excess of £
527,000.00

Stag Hill - Guildford

Bettermove are proud to present this 3 bedroom semi-detached house in Guildford, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off street parking available for 2/3 vehicles, via the driveway.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, currently used as a fourth bedroom, and fitted kitchen/diner on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Guildford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and the University of Surrey. Excellent transport connections can be found from Guildford train station (0.7 miles), variety of routes and the A3. This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

3

BATHROOMS

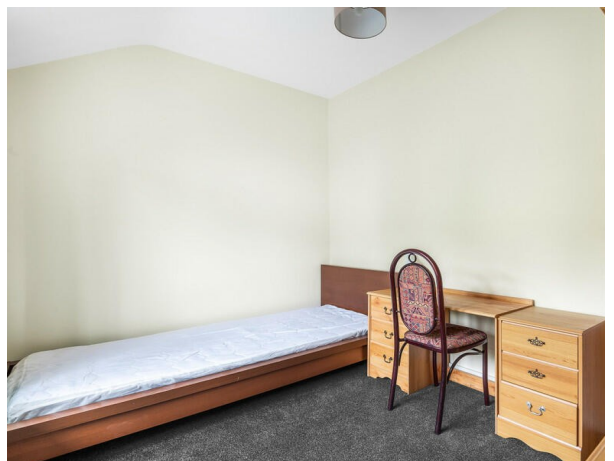
2

RECEPTIONS

1

TENURE

Freehold

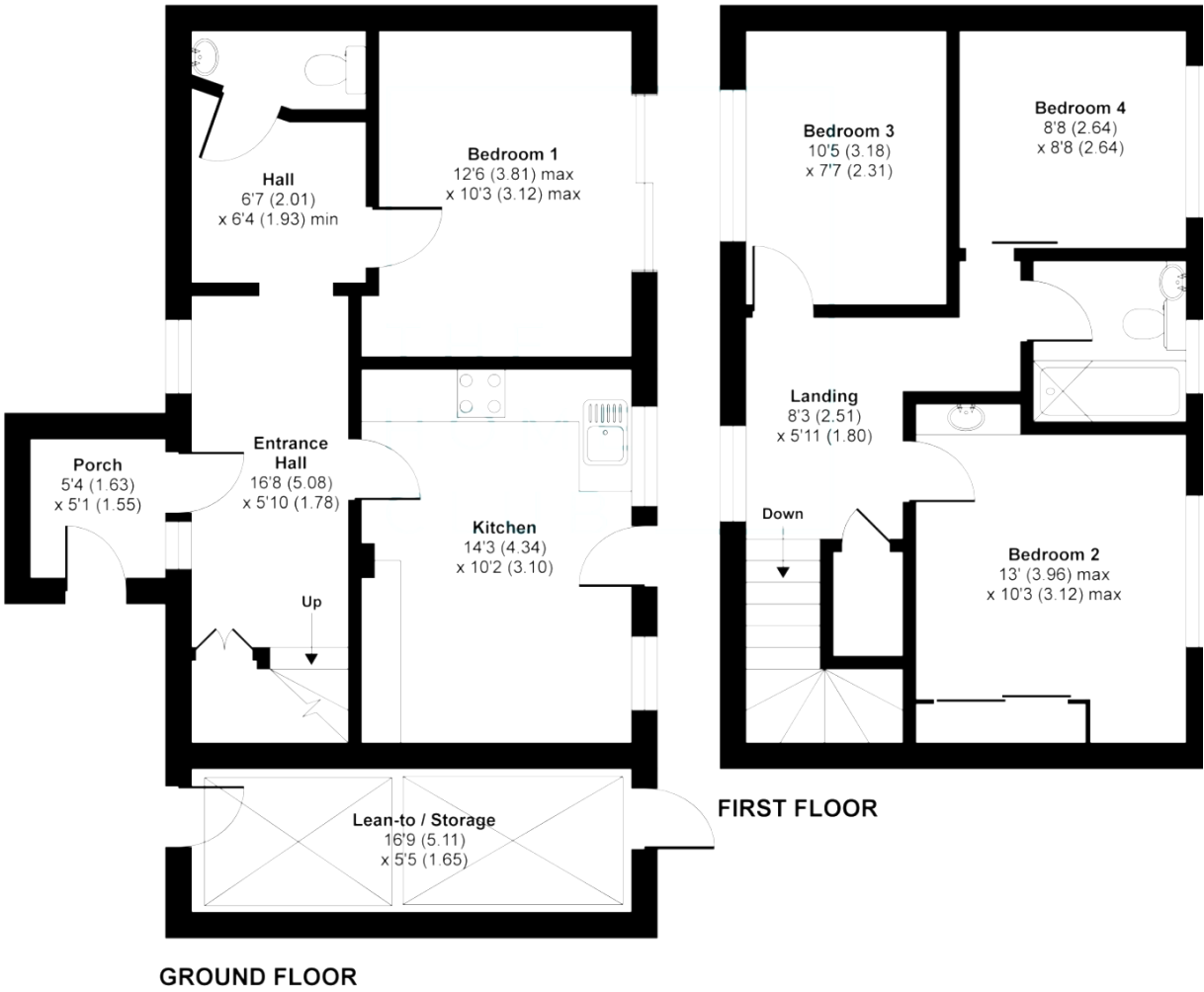


Floor Plan

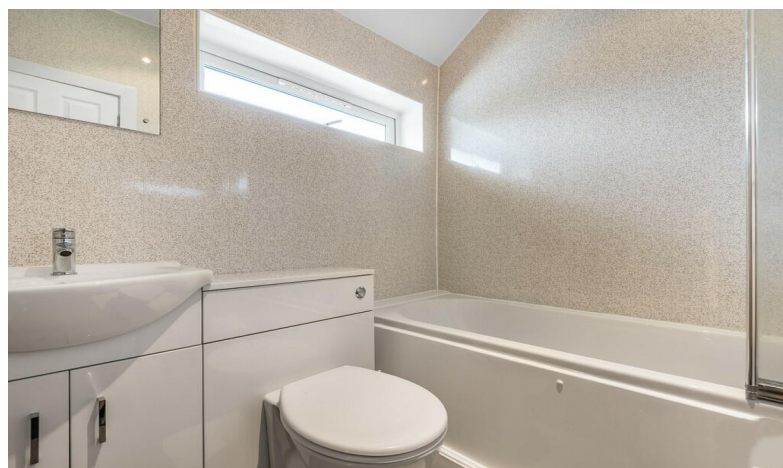
Stag Hill, Guildford, GU

Approximate Area = 953 sq ft / 88.5 sq
Storage/ Lean-to = 92 sq ft / 8.5 sq
Total = 1045 sq ft / 97.1 sq

For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B		88	(81 to 91) B		87
(69 to 80) C			(69 to 80) C		
(55 to 68) D	62		(55 to 68) D	56	
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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