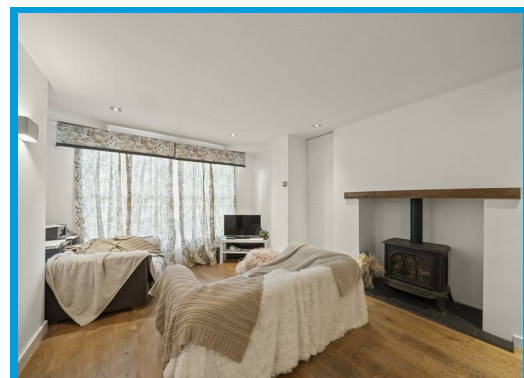
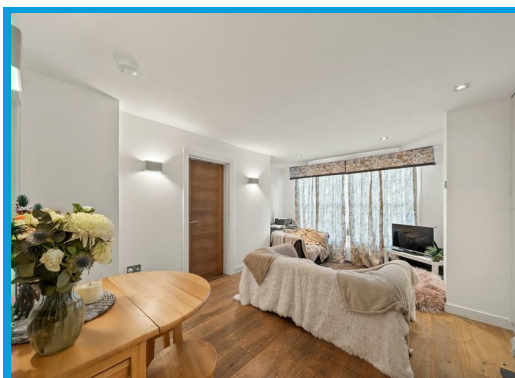
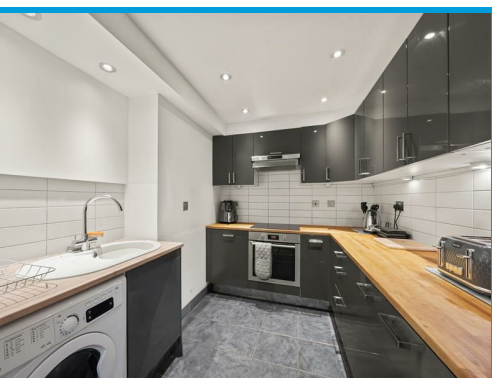




Hunter Road, Guildford Surrey, GU1 3LH

Guide Price £275,000

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

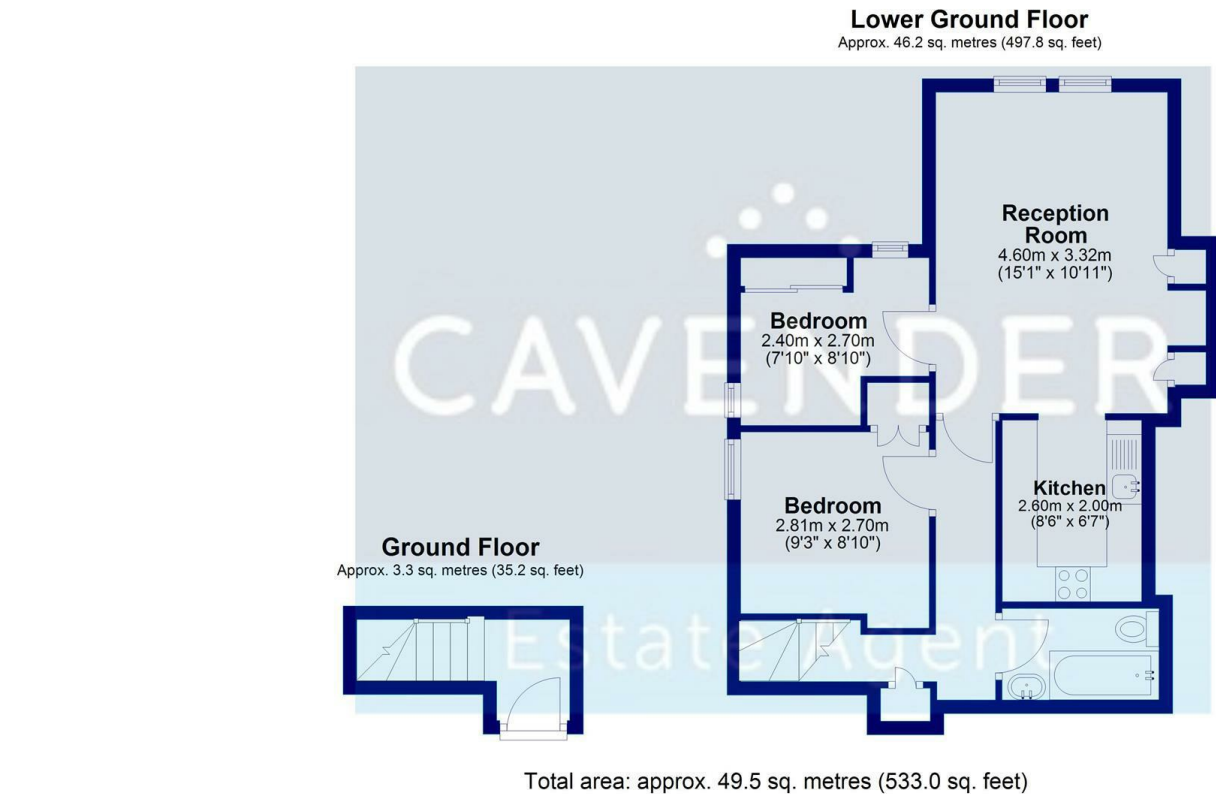
Situated just moments from the centre of Guildford, this well-presented two-bedroom ground floor maisonette with allocated parking and no onward chain offers spacious and convenient living, making it an ideal purchase for first-time buyers, downsizers or investors.

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
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

