



Portsmouth Road, Guildford, GU2 4ED

£2,500 PCM

Located in a quiet no through road within a short distance to Guildford mainline station and town centre, this beautiful three double bedroom cottage offers spacious accommodation in a unique and beautiful setting.



Description

Arranged over three floors and positioned in a beautiful, quaint setting, this spacious three bedroom cottage offers easy access to Guildford mainline station and town centre, as well as falling in the catchment of top local schools.

The property is accessed by a private footpath and the ground floor accommodation comprises an entrance hall, a large lounge with feature fireplace and storage cupboard, a kitchen with open plan dining area and a utility room leading to the outside space.

On the first floor, the property boasts two double bedrooms and a family bathroom with separate shower cubicle.

On the top floor, the property features a master bedroom with en suite shower room.



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

