







Guildford Road

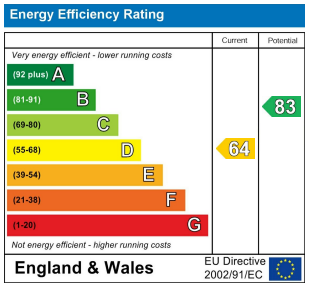
£290,000

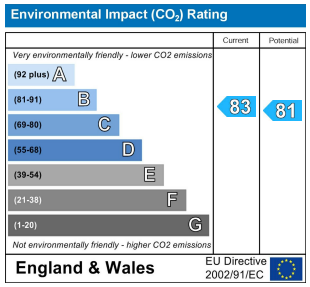
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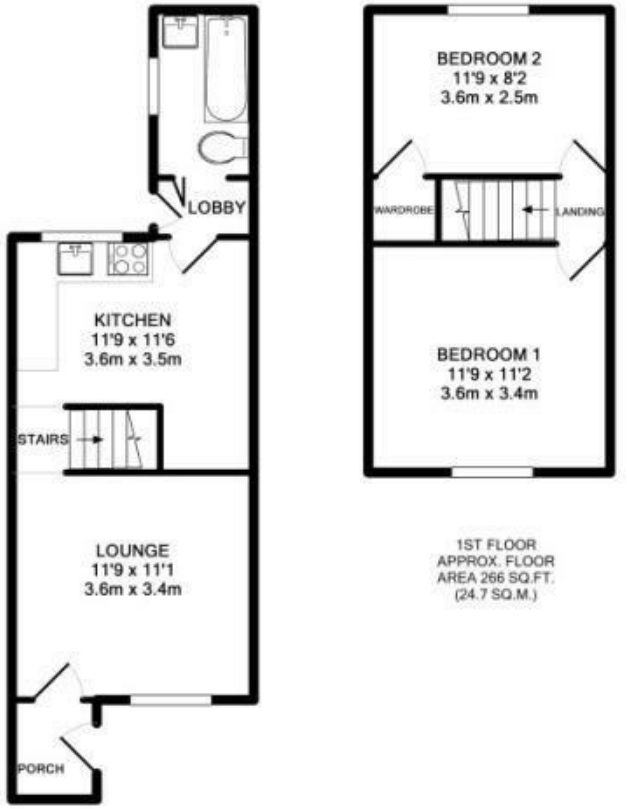
Guildford Road

- Replacement bathroom
- No onward chain
- Council tax band C
- Walking distance to Ash Train Station
- Gas central heating
- UPVC double glazing
- Close to local amenities

Immaculately presented two-bed home in Ash, freshly re-rendered with a stylish kitchen diner and private courtyard garden. Countryside on the doorstep, a playpark opposite, and Ash Station and the Guildford bus route just minutes away.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman