



Guildford Road

£300,000


MARTIN&CO

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		83 81
(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		



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