

4 Bed Terraced In George Road , Guildford, GU1 4NP

£620,000





SHORT DESCRIPTION

Property Ref: 15101 Beautifully presented Victorian home on one of Guildford's most desirable roads. Just a short walk to the town centre, Waitrose, and the mainline station with fast links to London Waterloo. Features include 3/4 bedrooms, a recent loft conversion with en-suite shower room, and a versatile basement room ideal as a home office or fourth bedroom. The property also boasts a spacious living/dining area, a well-equipped kitchen, and a large rear garden - perfect for families or entertaining. Located in the catchment for sought-after schools and offering a rare mix of period charm and modern flexibility, this is a superb opportunity in a prime location. Early viewing is highly recommended. For further information or to arrange a viewing, contact 02035000999 Property Type: Terraced Full selling price: £620000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: C Measurement: 1001.04 sq.ft. Outside Space: Rear Garden Parking: Permit Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant Possession -----

4

Bed Room(s)

2

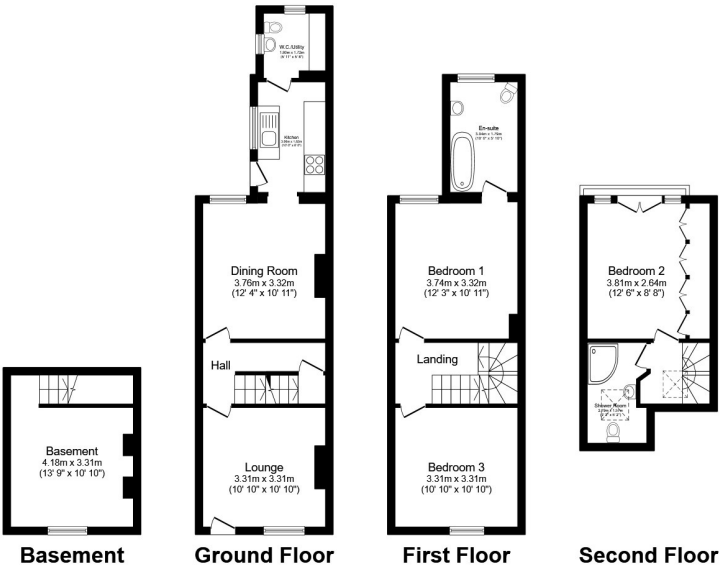
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 111.9 sq.m. (1,205 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	93 square metres

Rules on letting this property

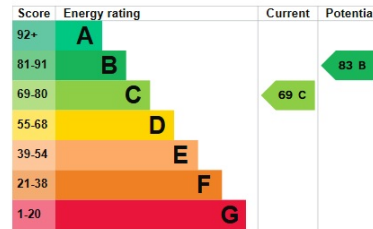
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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