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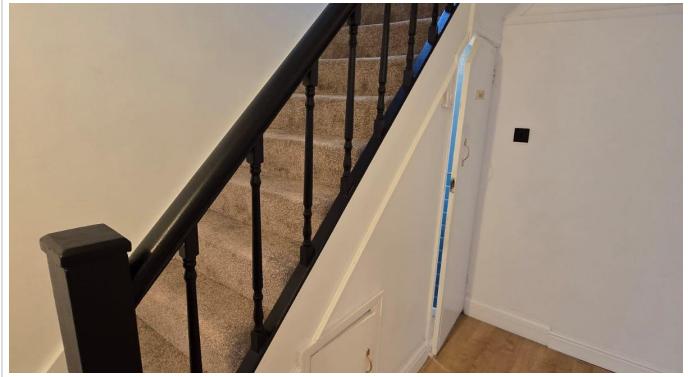
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3 Bed Semi-Detached In Worplesdon Road , Guildford, GU2 9RS    £2,200 Monthly



Ref:15970

**99**  
**HOME**  
ONLINE ESTATE AGENT



## SHORT DESCRIPTION

Property Ref: 15970 We are excited to present this beautiful three bedroom family home. This three-bedroom semi-detached family home provides generous and adaptable living spaces with brightness, perfectly suiting everyday life, social gatherings. The house boasts a spacious kitchen, a well-lit living room with a bay window, and a convenient downstairs WC. On the upper floor, you'll find three bedrooms and a contemporary family bathroom. Outside, the property features a large garden, large driveway to the front (space for two cars) garage and storage. The property is situated in a Stoughton area of Guildford, offering the perfect blend of suburban tranquility and excellent connectivity. Situated in a well-established residential neighbourhood, this home benefits from everyday conveniences on your doorstep while providing easy access to Guildford's vibrant town centre, top educational institution, major transport links (Guildford Mainline Railway Station), hospital, University & shops. The property also benefits from fantastic road links to the A3 and A31. Property Type: Semi-detached Full Renting price: £2,200 per month. Council tax band: D EPC rating: D Measurement: 1149.9 sq.ft. Outside Space: Large rear Garden with garage & storage. Parking: Driveway Heating Type: Double Glazing, Gas Central Heating -----

3

Bed Room(s)

2

Bath Room(s)

1

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.



1st Floor

Ground Floor

## 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	Semi-detached house
Total floor area	88 square metres

### Rules on letting this property

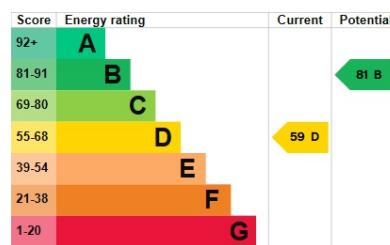
Properties can be let if they have an energy rating from A to E.

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

### Energy rating and score

This property's energy rating is D. 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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