

TO LET



EPC - D (64 78) • COUNCIL TAX - C

DEPOSIT - £1125.00

**RESERVATION DEPOSIT £225.00 (TO BE DEDUCTED FROM THE
1ST MONTH'S RENT)**

IDEALLY LOCATED NEAR GUILDFORD TOWN CENTRE

CLOSE TO MAINLINE STATION

ONE DOUBLE BEDROOM

Allocated Parking

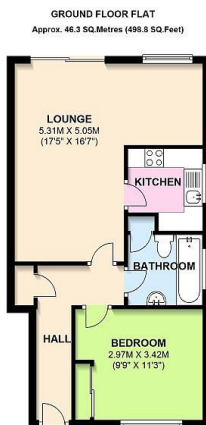
Front And Rear Garden • Furnished

A furnished ground floor maisonette with parking, ideally located in a quiet backwater and close to Guildford's busy Town Centre and within walking distance to the mainline station. The accommodation comprises entrance hall, L-shaped lounge/dining room, separate kitchen, double bedroom with wardrobe and bathroom. Night storage heating and allocated parking.



**HUGGINS
EDWARDS
& SHARP**

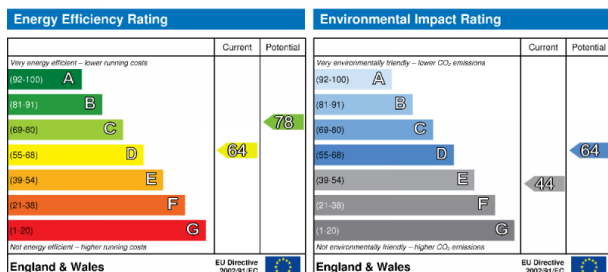
**CHESHAM ROAD, GUILDFORD, GU1 3NL
£975 PCM**



{Picture5}

{Picture6}

Energy Performance Certificate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

GROUND FLOOR

ENTRANCE HALL

with coats hanging cupboard.

LOUNGE/DINING ROOM 16'11" x 16'9" (5.16m x 5.11m)

with sliding patio doors to own paved terrace, two wall light points, sofa bed and two armchairs, coffee table, cream curtains, blue/green carpet.

Dining Area

KITCHEN 7'4" x 6'6" (2.24m x 1.98m)

wood effect worktops, hotpoint washer/dryer, integrated electric hob and oven, extractor hood, fridge.

DOUBLE BEDROOM 11'3" x 9'9" (3.43m x 2.97m)

including mirror fronted double wardrobe, two bedside tables and lamps, cream curtains.

BATHROOM

cream suite of panel enclosed bath, mixer taps and shower attachment, electrical shower over and shower screen, wash hand basin, w.c., electric heater, fully tiled walls.

OUTSIDE

FRONT AND REAR GARDENS

maintained by the Management Company.

ALLOCATED PARKING

Front and rear gardens are maintained by the Management Company.

Further information on Deposit and Administration Fees available at
www.hugginsedwards.co.uk/rental_information

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE AGENTS HUGGINS EDWARDS &
SHARP**

BOOKHAM LETTINGS OFFICE

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