

SUMMARY

- Investors only
- Students in situ for 2016/2017
- 4 Bedrooms
- Double Garage
- Off Street parking
- End of Chain
- EPC Rating TBC



DESCRIPTION

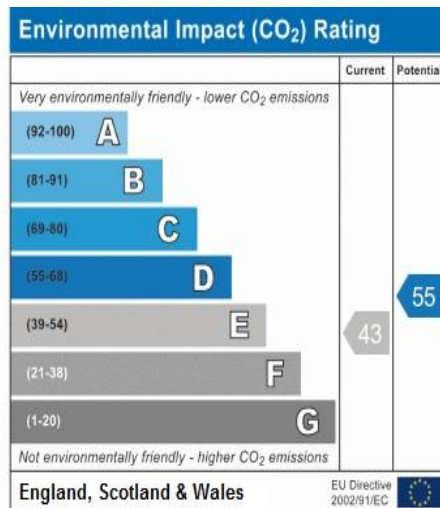
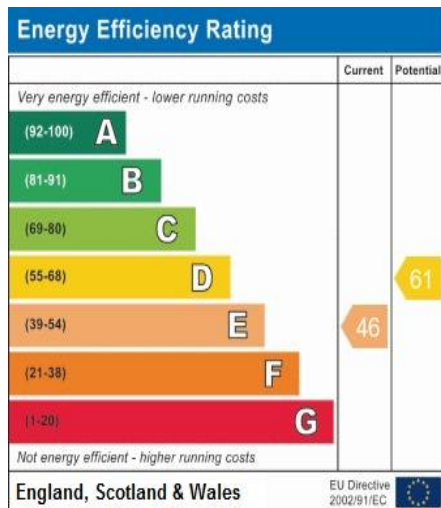
INVESTMENT OPPORTUNITY! A 3/4 bedroom Student property set in a fantastic location of Guildford, its within easy access to the Guildford Mainline station which offers direct routes to London Waterloo in 35 minutes as well as close to A3 access both north and south bound. The property has local amenities close by and is walking distance to Surrey University. The property has students in-situ until August 2017 so this is a fantastic opportunity to earn a great rental income immediately. The property consists of 3 bedrooms upstairs, downstairs you have a 4th bedroom or a large living room and a great kitchen/living area. There was a side extension which offers a large utility space which is fantastic for house sharers! The property has the added benefit of off street parking for several cars and a double garage. Bought to the market with no onward chain.



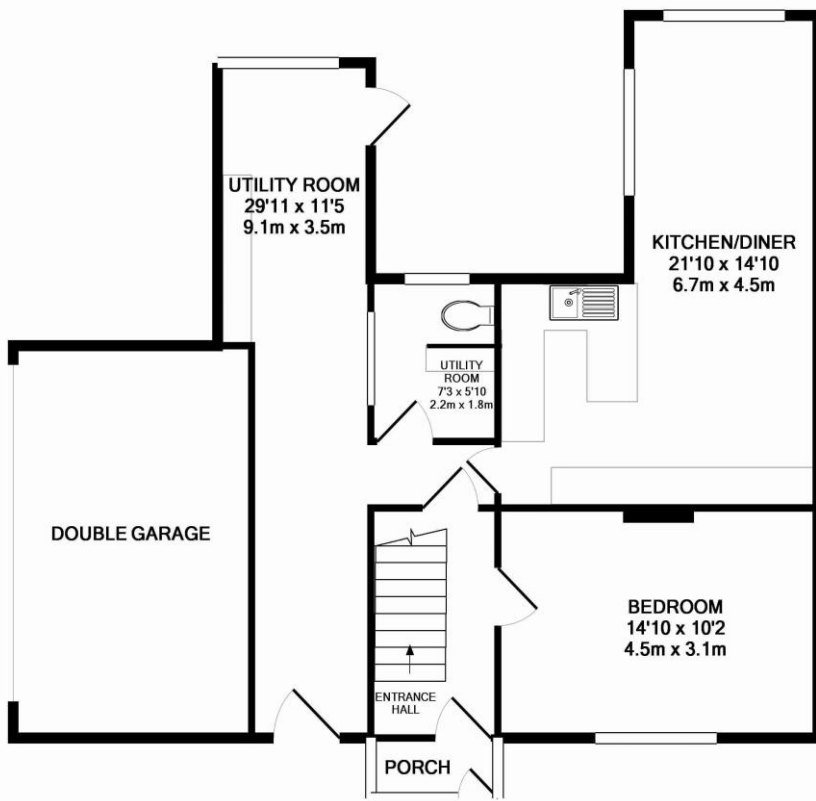


LOCATION

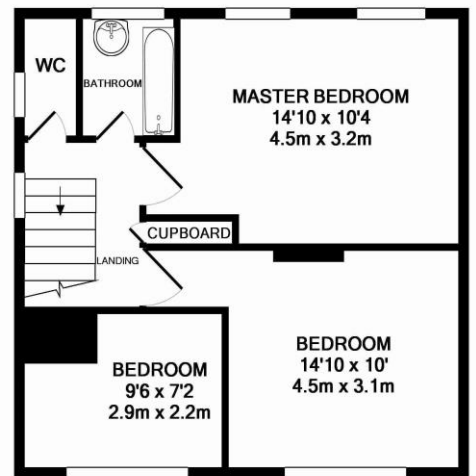
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FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 913 SQ.FT.
(84.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1321 SQ.FT. (122.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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