



**£1,300 pcm**

## **Badger Close | Guildford**

Nestled within the peaceful Badger Close, this fantastic recently decorated first floor two double bedroom flat enjoys benefits that aren't often seen within the area.

The property itself comprises of a generously sized reception room, a fully fitted modern kitchen, three-piece family bathroom, utility room with the washing machine inside and two excellently sized double bedrooms.

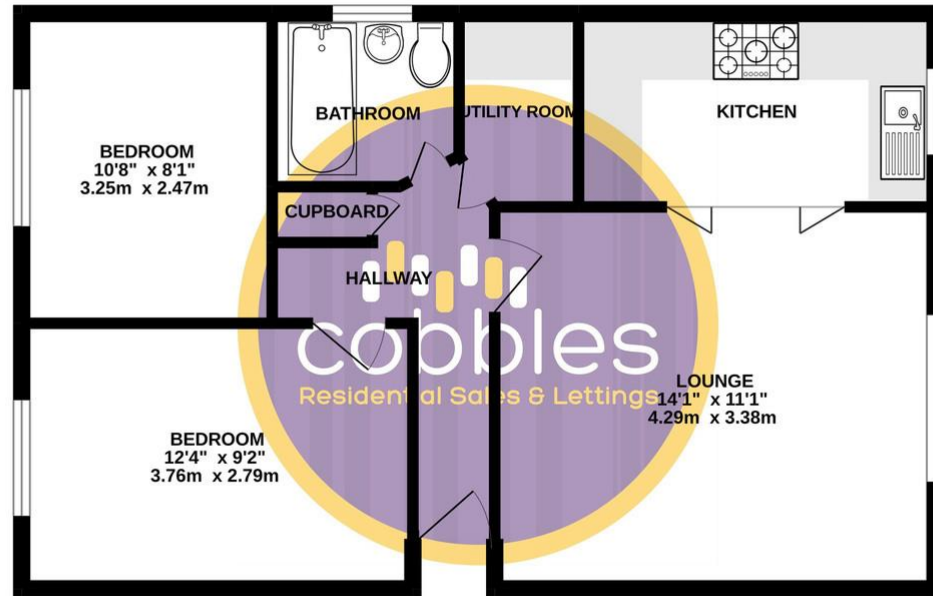
Further benefits of the property include the private garden, that has been carefully landscaped, to ensure a great space to enjoy the summer.



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          | 73      | 76        |
| EU Directive 2002/91/EC                     |          |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current | Potential |
|---|----------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |         |           |
| (92-100)  | <b>A</b> |         |           |
| (81-91)   | <b>B</b> |         |           |
| (69-80)   | <b>C</b> |         |           |
| (55-68)   | <b>D</b> |         |           |
| (39-54)   | <b>E</b> |         |           |
| (21-38)   | <b>F</b> |         |           |
| (1-20)  | <b>G</b> |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |         |           |
| England, Scotland & Wales                                       |          | 75      | 79        |
| EU Directive 2002/91/EC   |          |         |           |

FIRST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with MetroPix ©2022

- Two Double Bedrooms
- Fully Redecorated
- Modern Kitchen
- Private Rear Garden
- Council Tax Band - D
- EPC Rating C