



ESTATE AGENTS



Pavilion House, 52 Woodbridge Road, Guildford, Surrey,

£300,000

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Situated in the heart of Guildford town centre, this well presented double bedroom ground floor apartment offers spacious and light accommodation throughout and features it's own private garden. The property comprises a hallway leading to the spacious reception room, modern kitchen with appliances, double bedroom and bathroom.

The main door leads to the communal hall. The front door opens to the hallway. To the rear is the spacious sitting room with ample space for separate sitting and dining areas with French doors with windows to either side opening onto the private garden. The separate kitchen features a modern range of fitted units with integral oven and gas hob with space for further appliances and window overlooking the garden.

The double bedroom has a window to the side and a wall of fitted wardrobes. The adjacent bathroom features a modern white suite comprising bath with overhead shower, wc and wash hand basin with frosted window to the rear.

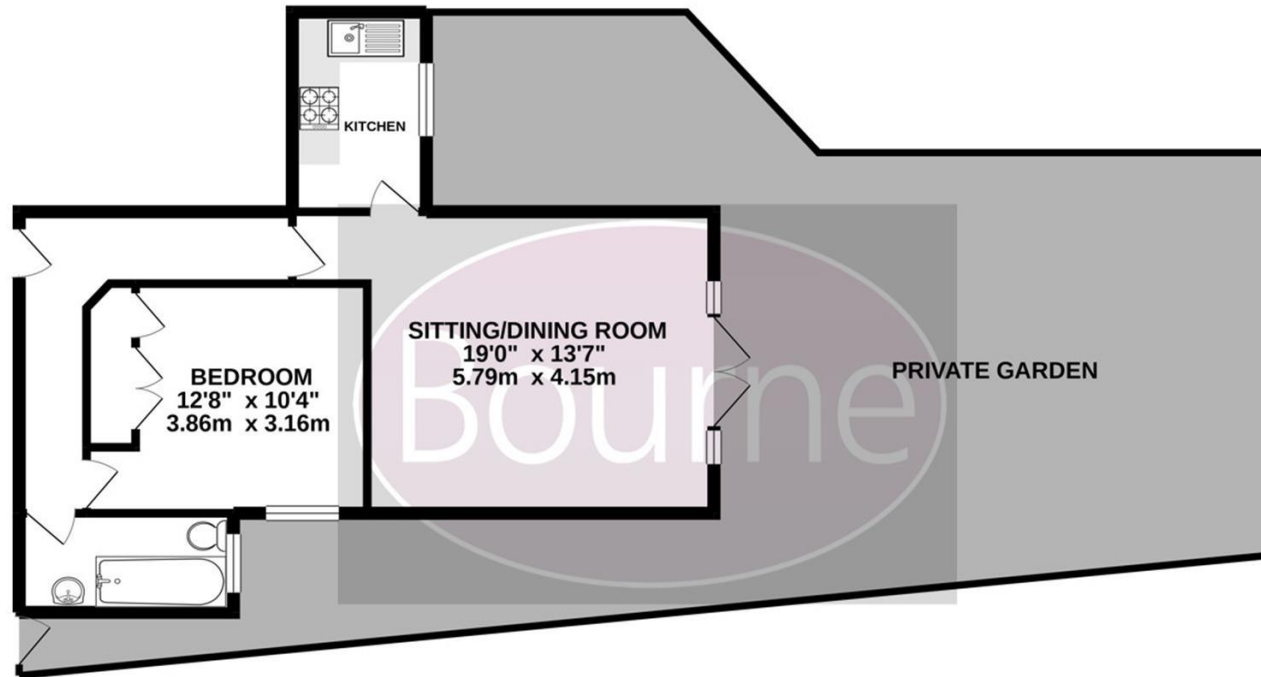
To the rear is the large private garden comprising a paved terrace with the remainder laid to level lawn with raised flower bed to side and timber garden shed to the rear.

- Ground Floor Apartment
- Private Enclosed Garden
- Spacious Reception Room
- Modern Kitchen with Appliances
- Large Double Bedroom
- Close to Both Train Stations
- Easy A3 Access
- Moments from Town Centre
- Chain Free



Floor Plan

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA : 524 sq.ft. (48.7 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.
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Location

Woodbridge Road is located right in the heart of Guildford town centre within ¼ mile of the mainline station and a short walk from the High Street with its vast array of shops and restaurants. The A3 which connects London, M25 and the South coast is also less than a mile away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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