



Grange Close, Guildford, Surrey GU2 9QJ

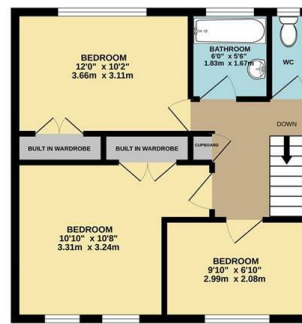
£485,000

NO ONWARD CHAINThis stunning THREE bedroom semi detached HOUSE is located within a quiet cu-de-sac and offers great accommodation throughout.
OPEN HOUSE BY APPOINTMENT ONLY 9TH JULY 2022



Description

Offered with NO ONWARD CHAIN, This beautifully presented three bedroom house is located in a quiet and popular residential area. The ground floor comprises a hallway with access to the large living room, separate dining room with double doors leading to the garden, kitchen with appliances and further access to the garden. The first floor offers two double bedrooms both with built in wardrobes, a further bedroom, modern bathroom suite with shower over bath. The property further benefits from off street parking for two cars, a private garage and newly fitted carpets throughout.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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