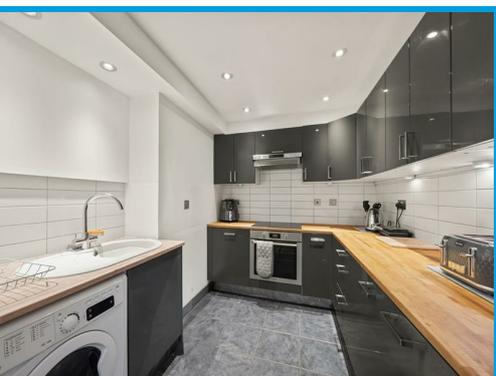




Hunter Road, Guildford Surrey, GU1 3LH

Guide Price £350,000

This two-bedroom ground floor maisonette in Guildford offers a private entrance, reception room, kitchen, bathroom, allocated parking with no onward chain. Moments from the town centre, amenities, and train station, it's a convenient and well-located home.



# Description

Well-Presented Two-Bedroom Ground Floor Maisonette with Allocated Parking & No Onward Chain

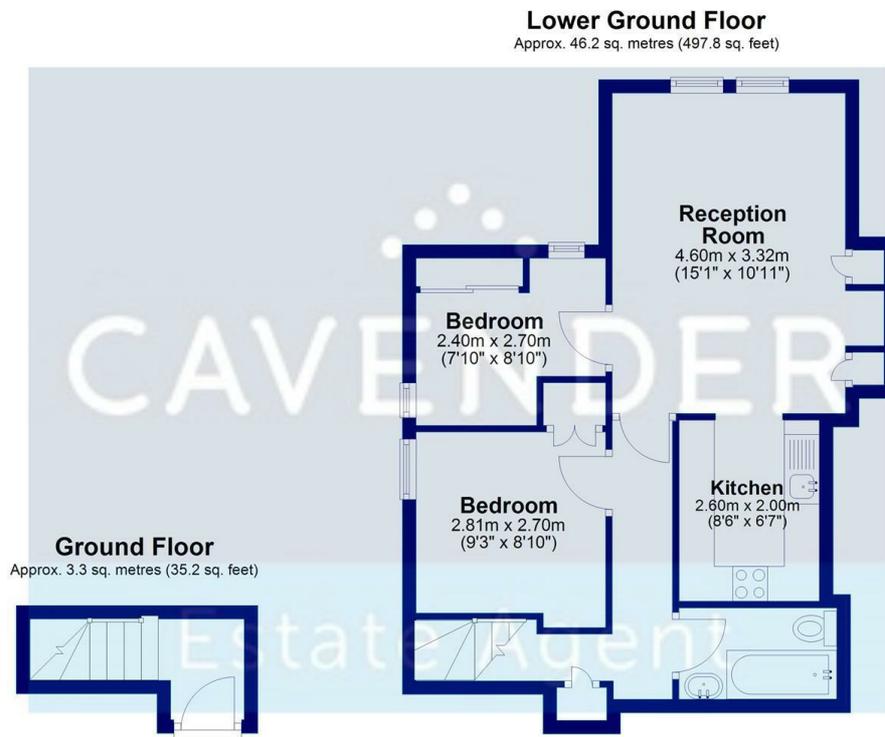
Situated just moments from the centre of Guildford, this well-presented two-bedroom ground floor maisonette with garage, allocated parking and no onward chain offers spacious and convenient living, making it an ideal purchase for first-time buyers, downsizers or investors.

The property benefits from its own private entrance, leading into a welcoming hallway which provides access to all rooms. The accommodation comprises a large reception room, perfect for relaxing or entertaining, two double bedrooms, a well-appointed kitchen with appliances, and a family bathroom with shower over bath.

Further benefits include its own parking space directly outside the front of the building, and share of freehold, providing additional value and long-term appeal.

Perfectly positioned close to the town centre, the property enjoys easy access to a wide range of shops, restaurants and local amenities, while the nearby train station offers excellent transport links.

Offering a fantastic location and well-proportioned living space, this attractive maisonette presents a wonderful opportunity to enjoy convenient living in Guildford.



Total area: approx. 49.5 sq. metres (533.0 sq. feet)



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		63	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

