

MARKENFIELD ROAD



MARKENFIELD ROAD

GUILDFORD, SURREY, GU1 4PD

Well presented two bedroom semi detached house in Guildford town centre with off street parking available January.

Available: 17th January 2025

£1,550 PCM (Per Calendar Month)

House - Semi-Detached, 2 Bedroom, 1 Bathroom, 2 Reception,
Unfurnished

Key Features

- Two double bedrooms
- Off-Street Parking
- Town Centre Location
- Garden
- Well-Presented
- Available January





THE PROPERTY

Description

The property is a semi-detached cottage that has been extensively refurbished internally including the kitchen and bathroom, carpets and flooring, as well as being recently redecorated throughout. The ground floor is comprised of a lounge, dining room with access to the basement, recently fitted modern kitchen with gas hob and electric oven, integrated dishwasher and washer/dryer. There is also access to the garden.

On the first floor there are two double bedrooms, the second bedroom benefits from integrated storage with a hanging rail. Towards the rear is the modern family bathroom, with a shower over the bath and a heated towel rail.

Outside to the rear is a private garden with a gravelled area providing off-street parking.



Location

Markenfield Road is a residential road in the heart of GU1 which is within easy reach of Guildford's beautiful and historic town centre offering a vibrant shopping and dining experience. There is a wide range of entertainment options that include the renowned Yvonne Arnaud theatre, the multi-screen cinema, and the superb G Live venue as well as the Surrey Sports Park and the Spectrum. For those people who require a commute Guildford mainline station is also close at hand with the faster service taking approximately 38 minutes into Waterloo and the A3 is accessible for London the South and major airports via the M25. The town also provides a range of highly regarded state and independent schooling.

Available in January

EPC Band D

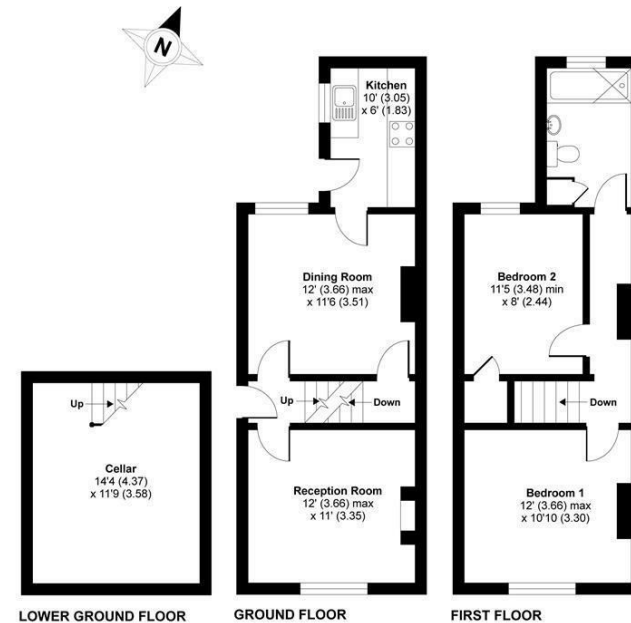
Guildford Borough Council tax band D

Holding Deposit: £380



Markenfield Road, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 937 SQ FT 87 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Guildford

Poyle House 24 Epsom Road

Guildford

Surrey

GU1 3LE

Tel: 01483 407600

