

# COLBURN CRESCENT



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GUILDFORD, SURREY, GU4 7YZ

A wonderfully bright one bedroom home in Burpham,  
Guildford with parking for one car.

Available: 12th July 2024

£1,150 PCM (Per Calendar Month)

House - End Terrace, 1 Bedroom, 1 Bathroom, 1  
Reception,  
Unfurnished

## Key Features

- One bedroom
- Starter home
- Electric heating
- Parking
- Close to bus links
- Available July





## THE PROPERTY

### Description

There is a well-proportioned sitting room, a modern kitchen with appliances including a fridge/freezer, washing machine and an electric oven and electric hob. On the first floor is a generous double bedroom with fitted wardrobes and a bathroom with a power shower over the bath. The property is heated with electric radiators.

Outside is a shared hard standing with parking for one car as well as a small strip of gravelled area.



## Location

Colburn Crescent is located in Burpham, east of the town centre of Guildford. It is less than 3 miles to Guildford mainline rail station and 2.2 miles to the High Street with excellent shopping, entertainment and night life. There is a bus stop close by with regular buses at about every 15 minutes into Guildford.

Unfortunately no children or pets.  
Guildford Borough Council tax band C  
EPC Band D  
Holding deposit :£265  
Available in July



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## Guildford

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