

# Guildford Road GU

Approximate Gross Internal Floor Area = 123.5 sq m / 1330 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



## Guildford Road, Surrey, GU9

Guide Price £2,650 per month

UCA Students- A spacious 5 bedroom furnished house within walking distance (approx 20mins) to the university of the Creative Arts. Parking to the rear. Available 12th July 2024

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**ACCOMMODATION**

- Ideal for a group of five UCA students to rent as a whole.
- All students need UK based Guarantors or will need to pay the year's rent in advance.
- Within a strictly no smoking building.
- Beds and cupboards provided in each bedroom.
- Tenants responsible for splitting and paying Communal Utility Bills
- No pets
- Fixed term
- Parking/ Garage
- Video Tour/ Virtual viewings available

**DESCRIPTION**

The ground floor comprises entrance hallway, fully fitted kitchen, utility room with door to rear garden, downstairs cloakroom, double bedroom with French doors to rear and a double bedroom with bay window.

Upstairs there are three further double bedrooms, a family bathroom and landing space.

There is a rear garden that is mainly laid to lawn with parking for two vehicles at the rear.



**LOCATION**

The house is situated within 0.8 miles to Farnham train station and walking distance (1 mile) of the University of Creative Arts in Farnham. It is very conveniently placed for the town centre and Farnham Deer Park.

The property is conveniently situated in Farnham. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and educational facilities. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

**LOCAL AUTHORITY**

Waverley Borough Council, Godalming

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	