



Fairlands Avenue

Fairlands, Guildford, GU3

£1,100 pcm

This three Bedroom split level maisonette is located over the shops on Fairlands Avenue. The property is an excellent size throughout. Updated in 2019 the property is well presented and available late October.



Property Features

- MAISONETTE OVER SHOPS
- 3 BEDROOMS
- BRIGHT AND SPACIOUS
- LARGE LIVING ROOM
- DOUBLE GLAZING
- NO PETS
- NO SMOKERS
- ON STREET PARKING ONLY

No allocated parking is provided with the property, however there is on street parking with unrestricted roads around the area.

Strictly no pets and no smokers

Long term tenants will be preferred.



Full Description

GENERAL INFORMATION

This super-sized, three-bedroom maisonette is located on the popular area of Fairlands Avenue and is situated above the parade of shops

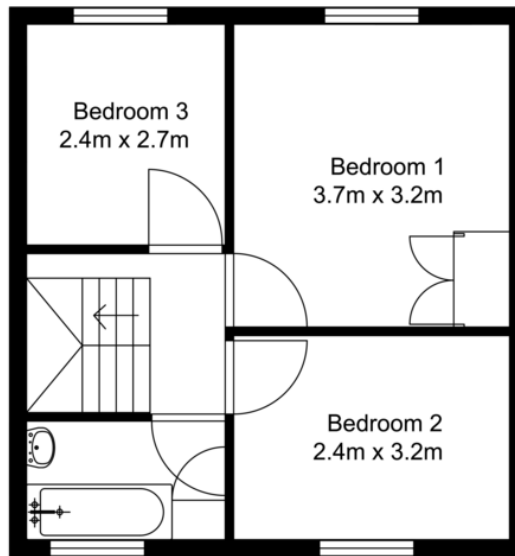
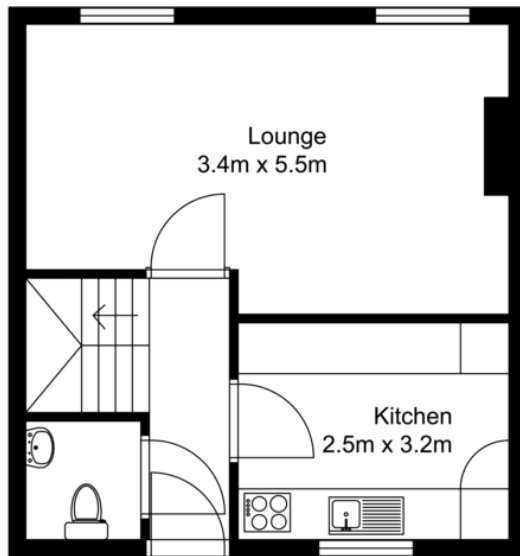
Updated in 2019, the property is in good order throughout. Available late October.

There is plenty of space in the kitchen, three great size bedrooms and a large living room, which is a particular feature, due to large windows letting in lots of natural light.

Please note

There is space for a washing machine and fridge freezer, these appliances are not provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Whilst every effort has been made to ensure accuracy, all measurements and fixtures/ fittings are shown in an approximate location.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements