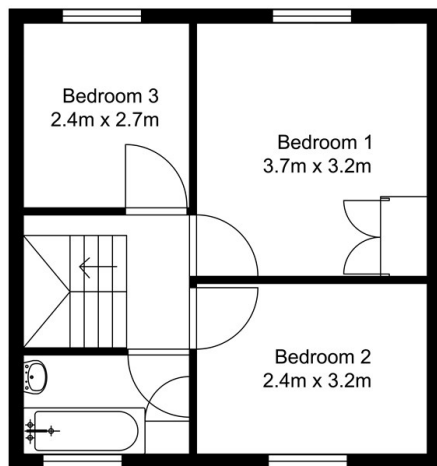
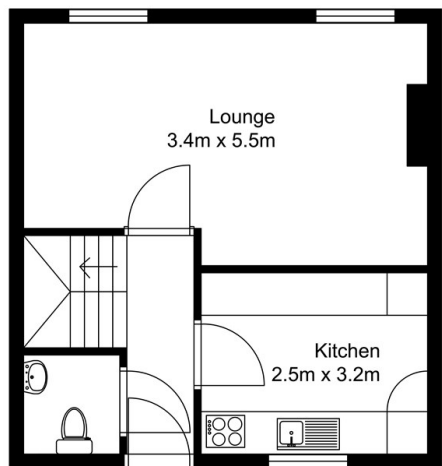




## 43 Fairlands Avenue, Fairlands, Guildford, Surrey, GU3 3NB

£1,300 PCM

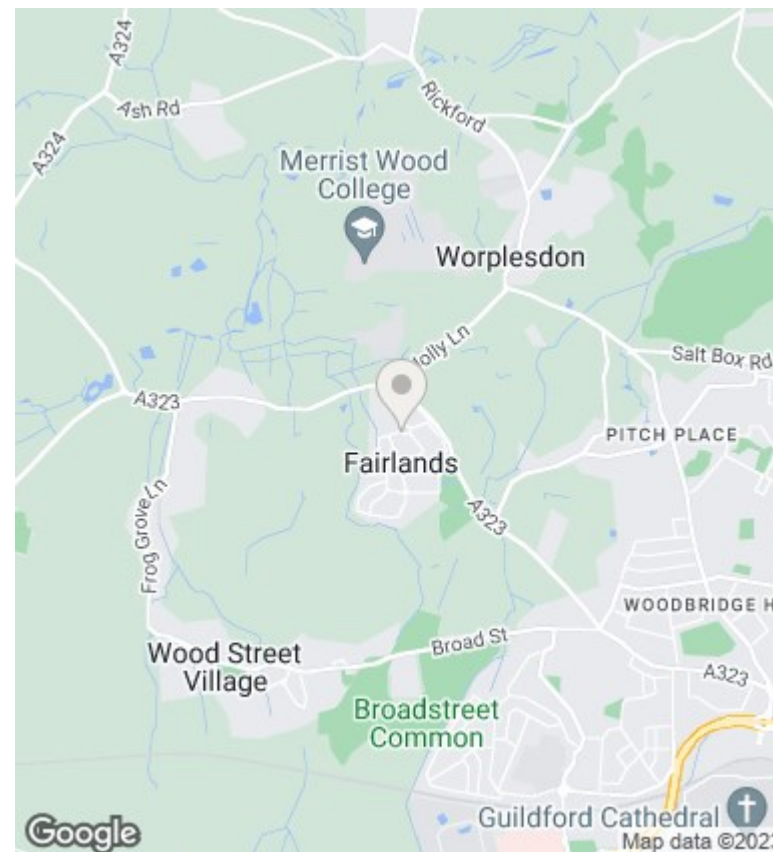
- AVAILABLE MID OCTOBER
- DOUBLE GLAZING
- BRIGHT AND SPACIOUS
- 3 LARGE BEDROOMS
- GAS CENTRAL HEATING
- NO SMOKERS
- LARGE LIVING ROOM
- ON STREET PARKING ONLY
- NO PETS



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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## Directions

## Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	