



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.

8 Cobbett Road

Guildford, Guildford

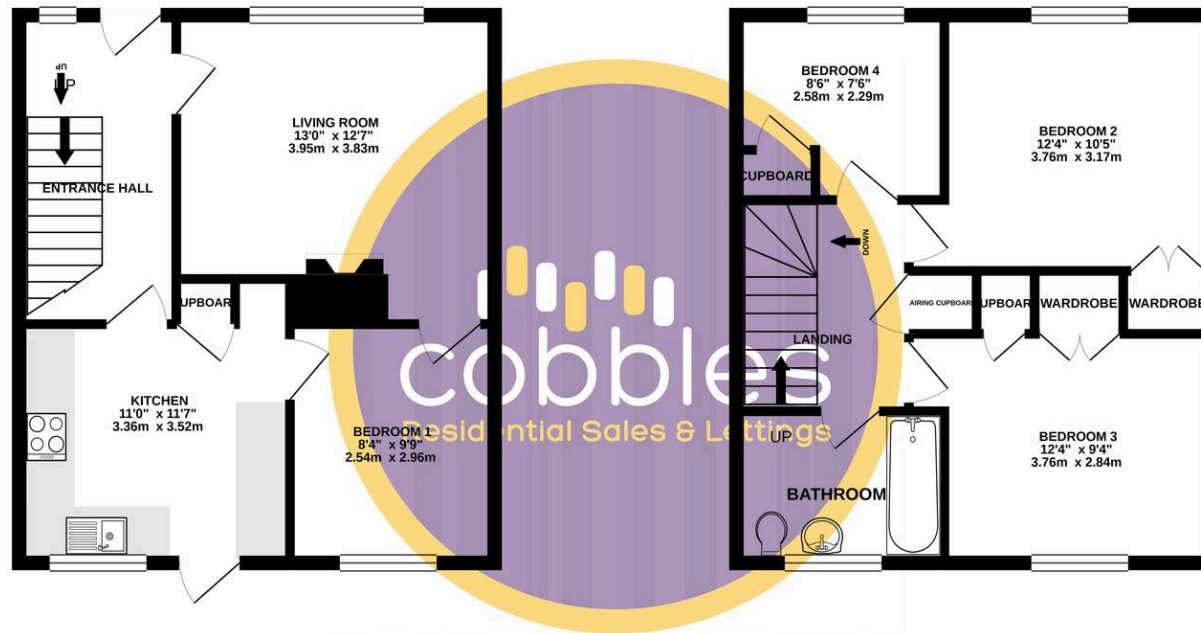
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Bedrooms
- Large Lounge
- Modern Kitchen
- Off Road Parking
- Council Tax Band - D
- EPC Rating D



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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