



2 Birchwood The Common, Cranleigh

Guide Price **£385,000**



ROGER COUPE
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ESTATE AGENT
Est. 1991



2 Birchwood The Common

Cranleigh

- Two bedroom mid terrace
- Living room
- Fitted Kitchen
- Convenient location
- Short level walk of the village
- Allocated Parking
- No onward chain

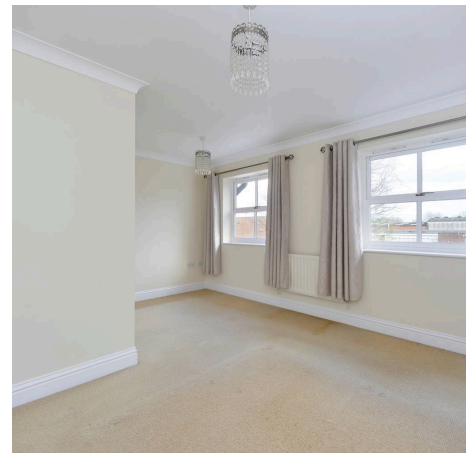
Situated in a convenient location within a short level walk of the village centre, this two bedroom terraced home is offered for sale with no onward chain. The accommodation is arranged over two floors with living room, cloakroom, fitted kitchen, two double bedrooms both with fitted wardrobe cupboards and a family bathroom. The property has easy access to the Downs Link footpath giving direct access to the village centre with its amenities and benefits from a new gas fired boiler and two allocated parking spaces.

Council Tax band: E

Tenure: Freehold

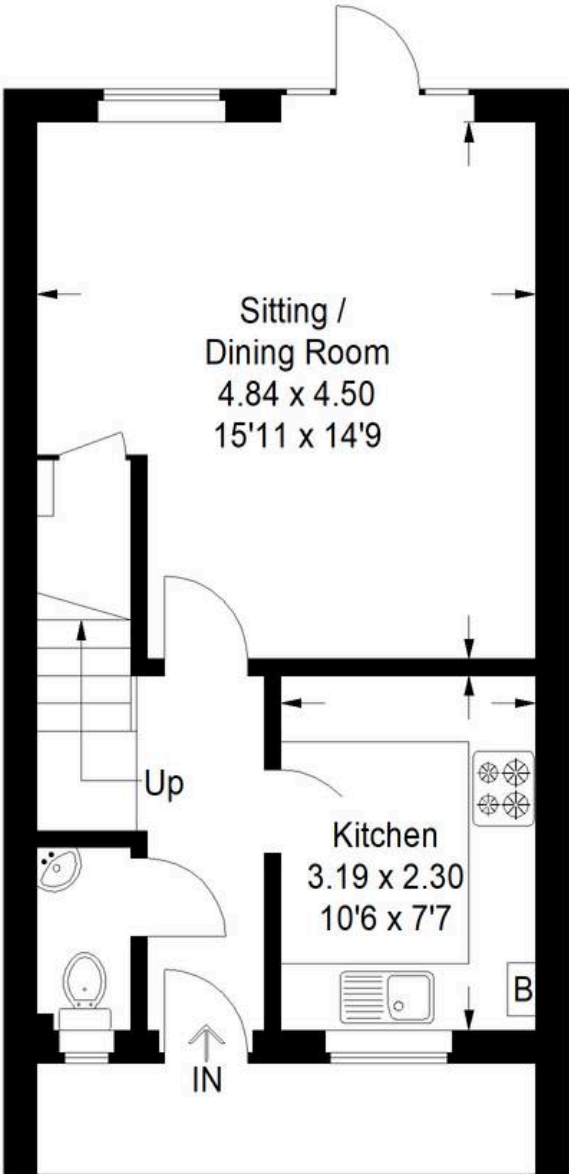
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

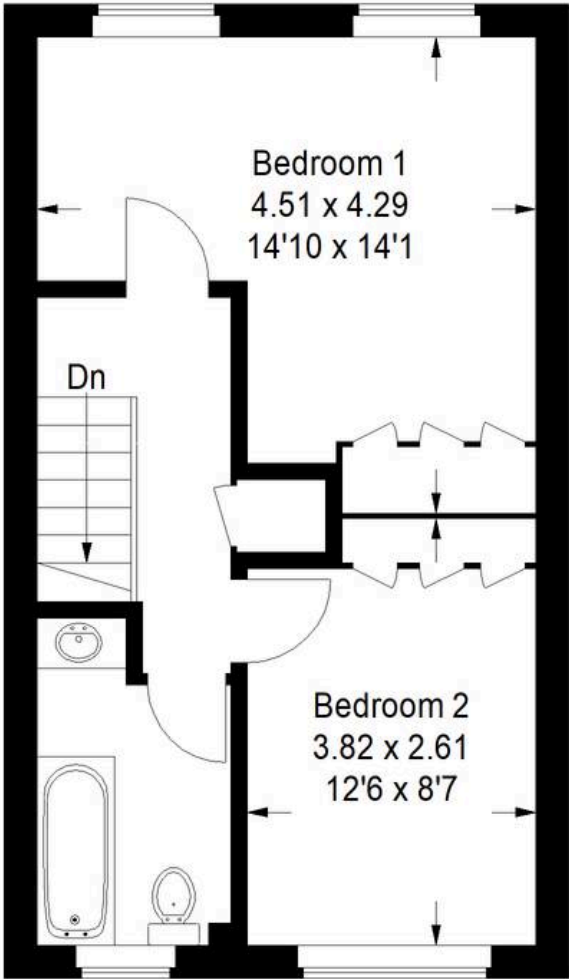


The Common, Cranleigh

Approximate Gross Internal Area
Ground Floor = 37.5 sq m / 404 sq ft
First Floor = 36.9 sq m / 397 sq ft
Total = 74.4 sq m / 801 sq ft



Ground Floor



First Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.