



62 Portsmouth Road, Guildford GU2 4DU



COLLINS
Independent Estate Agent





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£419,950

Freehold

A handsome Edwardian terraced house not far from town but also countryside with part clay tiled elevations, cottage style windows and a walled west facing garden to the rear. The property is neatly presented and full of charm comprising of two reception rooms and two double bedrooms. The kitchen adjoins the sitting room to the rear and is well equipped and fitted with a door that leads to the rear walled garden. This area of the house presents opportunity for the next owner if enlargement is required. On the first floor there is generous bathroom with a separate shower cubicle and both double bedrooms feature built in double wardrobes. The loft space is generous and may provide some potential, subject to checks and consents. The property is partially secondary double glazed and enjoys a gas central heating system to radiators. Outside the walled garden is lawned and facing west with a full width terrace and a rear gate that provides rear access to Chestnut Avenue. A brick built attached store cupboard houses the boiler and adjoins the living room with external and internal access. Parking can be found on the street to the rear on Chestnut Avenue.



- Edwardian Cottage
- Two double bedrooms
- Two reception rooms
- First floor bathroom
- Fitted kitchen
- Very well presented
- EPC - D
- Council Tax Band - D





This handsome Edwardian cottage is about 0.8 miles walk to Guildford mainline station and also only a short stroll to the North Downs at Artington. This district of Guildford is most well known for its access to Riverside walks, ruined Chapel at St Catherines and a local pub, Ye Olde Ship Inn. Living so close to The Pilgrims Way is a huge benefit for walkers, cyclists, runners or dog owners.



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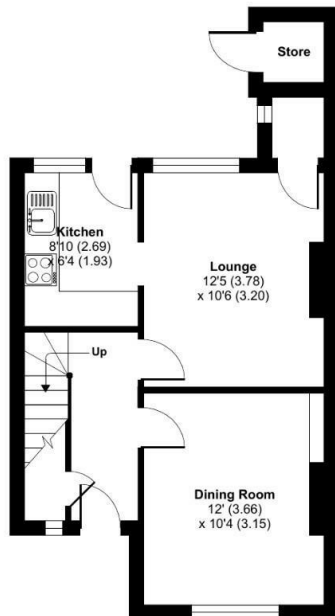
Portsmouth Road, Guildford, GU2

Approximate Area = 799 sq ft / 74.2 sq m

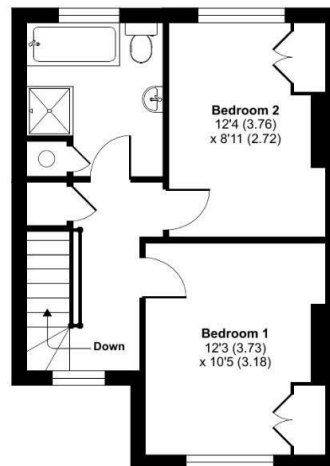
Store = 12 sq ft / 1.1 sq m

Total = 811 sq ft / 75.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 940883



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