



1 Alma Cottages Eagle Road, Guildford GU1 4HZ



COLLINS
Independent Estate Agent





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Offers in excess of £615,000
Freehold

Alma Cottages comprises of a large Victorian end of terrace house with an impressive size of over 1500 Sq Ft over four floors, with massive potential to the unconverted basement. The loft has already been converted in more recent years providing a large principal bedroom with ensuite and fitted wardrobes. One of the most memorable features of this vacant and no chain property is the generous dimensions throughout and with some clever alterations the space could be enhanced further, especially to the kitchen area that adjoins a south backing private garden. Features include wooden floors, double glazed windows and gas central heating system to radiators. Outside the low maintenance garden is totally enclosed/private with side access to the front and a useful covered area to the end of the garden where a shed can also be found.

To summarise, Space, Potential, Location !



- Over 1500 Sq Ft Victorian house
- Three bedrooms, Two bathrooms and a cloakroom
- Two reception rooms
- Large unconverted basement
- South aspect garden
- No Chain, Vacant possession
- EPC - D, COUNCIL TAX BAND - D





Positioned in a rare traffic free town centre location this large three bedroom house is ideally situated for access to Guildford town centre by foot. Within a few minutes walk can be found Waitrose, the popular Sandfield primary school and both railway stations. The High Street and North Street are also under a 10 minute walk with all the restaurants and bars being a stroll away. The property is also 0.9 of a mile to The County Secondary School by foot.



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Approximate Area = 1588 sq ft / 147.5 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 1633 sq ft / 151.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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