



19 Alresford Road, Guildford GU2 7UG



COLLINS
Independent Estate Agent





19 Alresford Road Guildford GU2 7UG

£375,000

Freehold

A three bedroom semi detached house positioned high above the town requiring general and complete refurbishment. The property features three bedrooms and a first floor bathroom with an additional cloakroom being found to the ground floor. There is one reception room currently and a large kitchen that offers tremendous scope for enlargement. The whole house is double glazed and has a gas central heating system to radiators powered by a modern boiler. A nice feature of the house is its elevated position with views from the rear towards the Mount and the Downs and no buildings opposite the front. Outside, the rear garden is in need of a green fingered buyer but offers massive potential, facing south with rear vehicle access and a hard standing parking space. The property is offered for sale with vacant possession and there is no chain.

- Close to town and station
- Three bedrooms
- In need of refurbishment
- No chain
- large south backing garden
- Parking to rear
- EPC - D
- Council tax band - D





A most convenient location for the town centre and mainline station being just a 12 minute walk according to Google and only 0.6 of a mile by foot. The road is an extension of the very popular Ridgemount that joins Guildford Park Rd where a Coop, Chemist and coffee shop can be found. The Onslow village schools are all within a short walk and the very popular County Secondary School is 0.6 of a mile or again a 12 minute walk.



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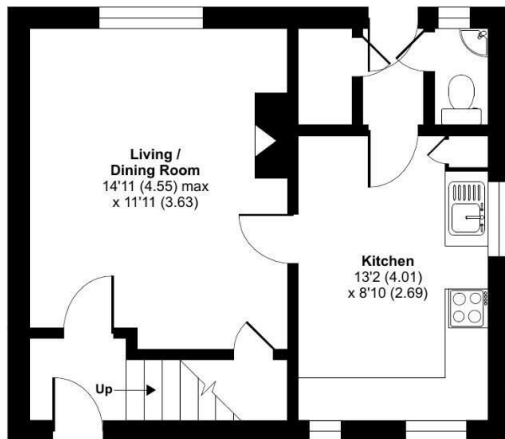
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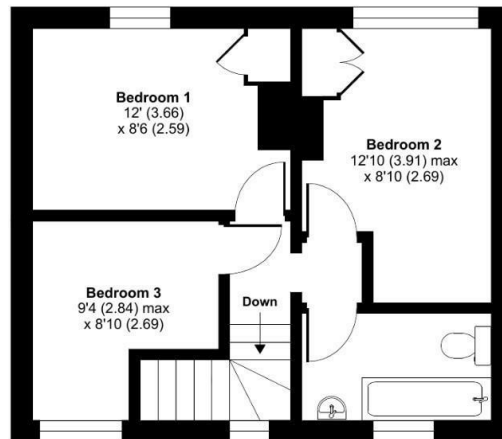
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Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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