



46 Whitmore Road, Guildford GU1 1QU



COLLINS
Independent Estate Agent





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Guide price £375,000

Freehold

A three bedroom semi detached house with enormous potential situated at the end of this popular road and not far from Guildford town. The property has been extended to the ground floor which provides an enlarged sitting room and kitchen and generally requires cosmetic updating throughout. There is off road parking for two cars and a lovely well kept garden with vegetable patch and a Marley style workshop. To summarise, quiet location, no through traffic and the chance to put your mark on this family home.



- Refurbishment Opportunity
- Three Bedrooms
- Two receptions
- First floor bathroom & Downstairs WC
- Fitted Kitchen and side porch
- Double glazed
- Smart rear garden and large workshop
- Gas central heating with 1 year old boiler.
- EPC - D





****REFURBISHMENT OPPORTUNITY ****- OPEN DAY SATURDAY 11th

MAY - Call for appointment.

There is also extension possibility, subject to planning.

In the rear there is also a detached Marley outbuilding suitable for conversion subject to consent.

Whitemore Road is a popular street of mainly semi detached and detached houses about 1.5 miles from Guildford town centre. No 46 is the last house in the road on this side and sides onto garages for neighbouring properties. The nearest station is London Rd with the mainline being about 2 miles away.

Worplesdon station is also about 2.7 miles away. There is a lovely country pub on Burdenshot Road called the Jolly Farmer which is about 1.6 miles way.



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Whitemore Road, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 1250 SQ FT 116.1 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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