



14 Addison Road, Guildford GU1 3QG



COLLINS
Independent Estate Agent





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£529,950

Freehold

A handsome flint fronted Victorian semi detached house in the sought after conservation area of Charlotteville. The property is vacant with no on going chain and features two bedrooms and a first floor bathroom. There are two reception rooms split by the staircase with access underneath to a basement that is suitable for conversion. Features include fireplaces, sash windows and pine four panelled timber doors throughout. Outside the garden is a good size with a lovely sun terrace to the rear of the garden secluded by a mature olive tree.



- Victorian home
- Two bedrooms
- Two reception rooms
- Fitted kitchen and first floor bathroom
- Basement suitable for conversion
- Gated side access
- Good size private garden with gardeners WC
- Gas central heating
- Vacant possession and no chain
- EPC - E





Addison Rd is situated within the Charlotteville conservation area between the Downs and upper High Street. This much favoured part of town features a strong community spirit and is close to the highly acclaimed Holy Trinity Pewley Down Schools. Many young families live in this area for this reason and it is also popular with young professionals wanting easy access to the town and station. This really is a golden opportunity.



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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

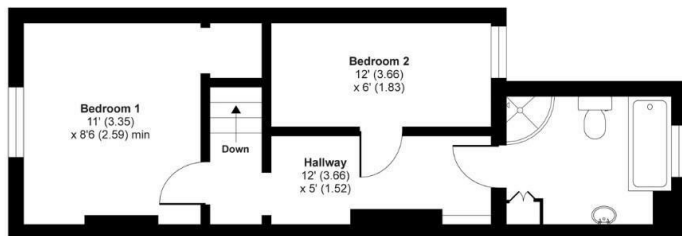
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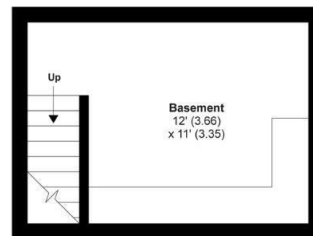


Addison Road, Guildford, GU1

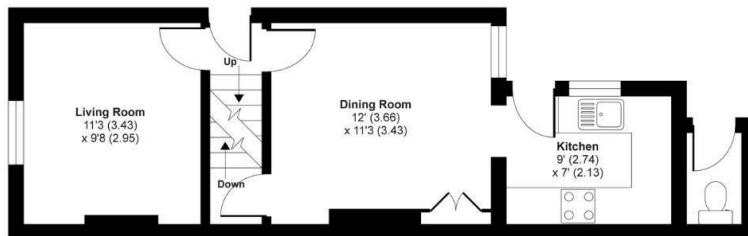
APPROX. GROSS INTERNAL FLOOR AREA 866 SQ FT 80.5 SQ METRES (EXCLUDES WC)



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



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