



22 Addison Road, Guildford GU1 3QG



COLLINS
Independent Estate Agent





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£529,995

Freehold

A pretty "Bargate stone" fronted Victorian cottage in the heart of Charlotteville, a conservation area siding Pewley Downs and Upper High Street. The accommodation is well presented and arranged over three floors with a terraced enclosed garden that is a good size. There is no chain with this property making an uncomplicated purchase. Features include a front to back open plan living space with a wooden floor and stairs going up to bedroom accommodation and down to kitchen/conservatory and a bathroom. In addition there is a shower room to the first floor serving the two double bedrooms. Other points of interest include new carpets in 2021, replaced fencing in 2020 and replacement double glazed windows in 2018. To summarise a character home with a contemporary arrangement of living space in one of Guildfords most sought after locations.



- Stone fronted Victorian cottage
- Two double bedrooms
- Open plan reception room
- Three floors
- Kitchen/conservatory
- Bathroom and shower room
- Gas central heating and double glazing
- Good sized enclosed garden
- Council tax band - D
- EPC - D





Addison Rd is a very popular location being located high above the town on the slopes of Pewley Downs. This conservation area is very popular with families as Holy Trinity Pewley Down School is in the road. Without doubt though the unique situation of the Downs being at one end of the road and the town at the other is the main feature but the road is also famous for its strong community atmosphere. To summarise, a lovely place to settle in the town centre of Guildford.



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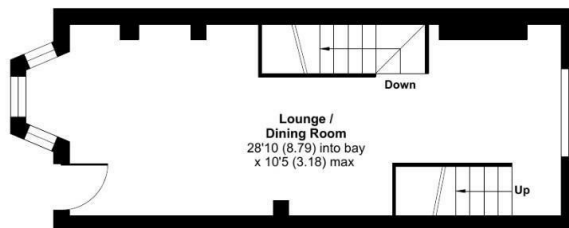
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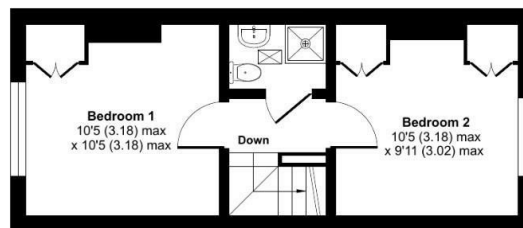
Addison Road, Guildford, GU1

Approximate Area = 944 sq ft / 87.6 sq m

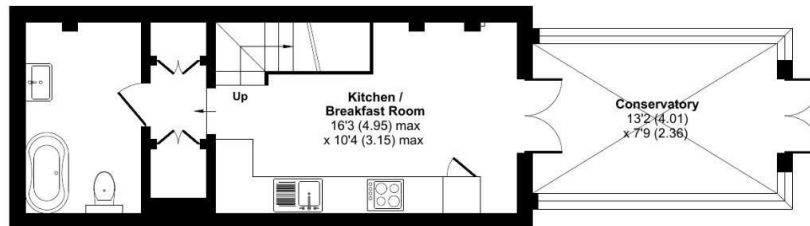
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GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Mark Collins (Guildford) Limited. REF: 845351



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