



11 Cooper Road, Guildford GU1 3LY





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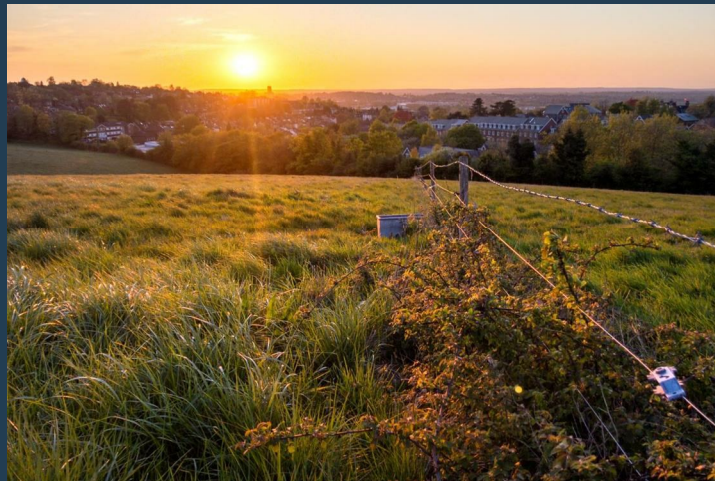
Asking price £535,000
Freehold

A charming terraced Victorian cottage full of character in the heart of Charlotteville between Pewley Down and the Upper High street, featuring a cleverly converted loft space which was completed in 2015. The property is currently using all four bedrooms over two floors but could easily have one bedroom converted to a bathroom or ensuite. There are two separate reception rooms with fireplaces and a log burning stove in the dining room that adjoins a galley style kitchen with side return potential, subject to consents. Currently the spacious bathroom is on the ground floor with a modern suite and tiling but offers enormous future potential for relocating if less bedrooms are required. The property has been double glazed with timber hard wood sash windows to the front and UPVC wood grain effect windows to the side and rear. The heating is powered by a modern combination boiler. Outside, the tranquil lawned garden is a lovely feature which incorporates an attractive seating/dining area and shed. An outside store cupboard also offers further storage.



- Victorian terraced house
- Charlotteville conservation area
- Close to Pewley Down and Upper High Street
- Three bedrooms with ensuite potential to main
- Two reception rooms
- Double glazing, Gas central heating
- Five feature fireplaces and wooden floors
- EPC - D
- Council Tax Band - D





Cooper Rd is a truly unique place to settle in Guildford town with its strong Charlotteville community spirit, proud heritage and most convenient position for excellent schooling, commuting, leisure and the High Street. Miles of beautiful protected countryside walks and spectacular views are found a few minutes away by foot on Pewley Down. From this location you can walk to school, the shops, the station, restaurants and bars. This is a very special place to live.



COLLINS

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Denotes restricted
head height

Cooper Road, Guildford, GU1

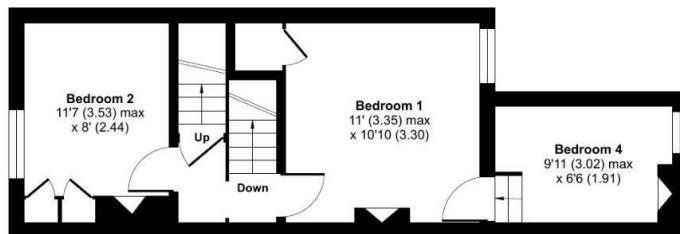
Approximate Area = 847 sq ft / 78.6 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

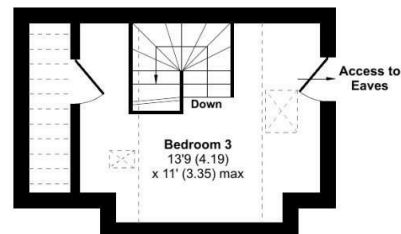
Outbuilding = 30 sq ft / 2.7 sq m

Total = 969 sq ft / 89.9 sq m

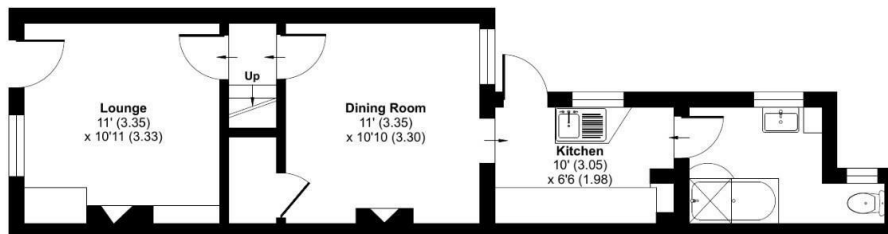
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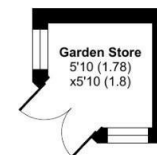
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



OUTBUILDING



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Collins (Guildford) Limited. REF: 1014667



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