



11 Mary Road, Guildford GU1 4QU



COLLINS
Independent Estate Agent





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£350,000

Freehold

Located in the heart of the town centre of Guildford, this Victorian end of terrace home features a good sized rear garden and is just a few minutes walk to the mainline station. The property is offered for sale with no onward chain and is currently vacant. The property flooded in 2013 and therefore we recommend buyers be aware of the implications this presents in terms of insurance and financing with some lenders.

Features include two reception rooms and two double bedrooms with a small third room being off one of the bedrooms. This provides potential for conversion to an ensuite bathroom. The kitchen is well equipped and refitted adjoining a ground floor refitted bathroom. The property is double glazed and gas centrally heated.



- Victorian end of terrace
- Town centre location
- Walk to station
- Two double bedrooms,
- En suite potential
- Refitted Kitchen and Bathroom
- Good sized west facing garden
- No chain, vacant property.
- EPC - C





Mary Road is a popular location and ideal for anyone needing quick access by foot to the mainline station. Being in the town centre, all of Guildfords amenities are within a short walk and the property is especially ideal for access to the River Wey. Guildford station offers a fast and frequent service to Waterloo in around 33 minutes. Parking is allocated in resident bays in the controlled permit zone D.



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

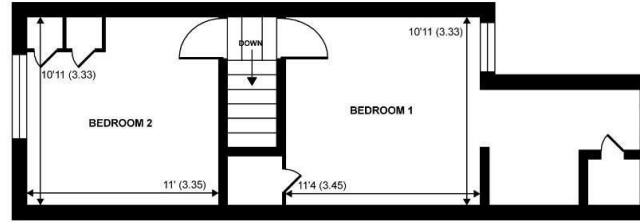
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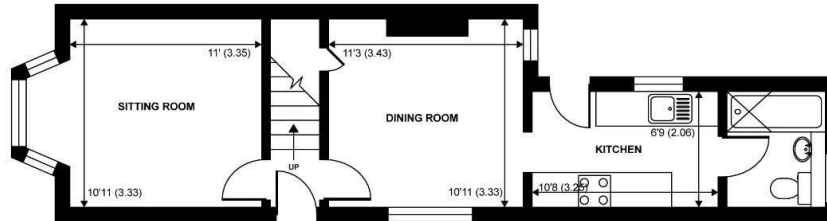


Total = 751 sq ft / 69.77 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021.
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