



10 Mary Road, Guildford GU1 4QU



COLLINS
Independent Estate Agent





10 Mary Road Guildford GU1 4QU

£485,000

Freehold

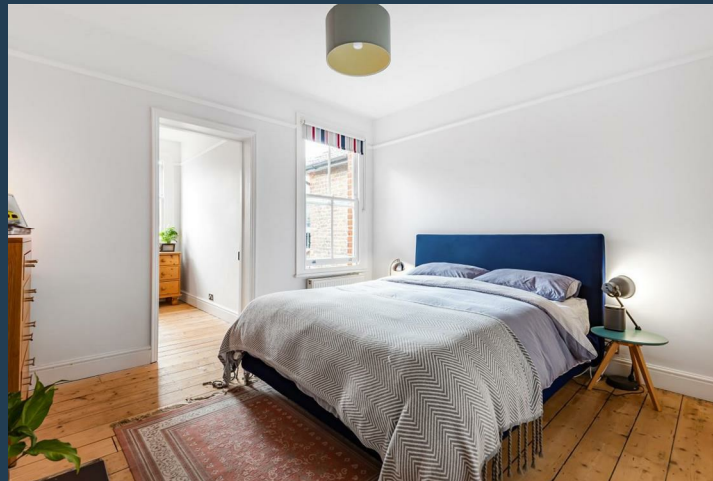
A terraced Victorian freehold house in the centre of Guildford town featuring three bedrooms and two reception rooms. The property has a stylish modern interior and many character features throughout to include fireplaces, doors and sash windows all from the Victorian period. The period features, blended, with the eye for contemporary design, make this home really stand out. A unique feature of this property is a large out building with a right of way to the rear providing parking for a small car possibly and a large amount of storage/various uses. Both the kitchen and bathroom are both very nice with a full modern suite to the bathroom and a more traditional shaker design kitchen with wooden surfaces. The property had a new heating system in 2019 with a combination boiler and radiators. Outside to the rear the garden is fully enclosed with a terrace for a table and chairs and a small area of lawn with borders. The outbuilding borders the rear garden with direct access and light/ power.

Agents note - The property flooded in 2013 but not since. Please enquire for further details.

- No chain
- Three bedrooms
- Two receptions
- Ground floor bathroom
- Scope for en suite bathroom
- Large out building with access
- Very central location
- Mainline station a short walk
- EPC - D







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 High St. Guildford station offers a fast and frequent service to Waterloo in around 33 minutes. Parking is allocated in resident bays in the controlled residents permit zone D.



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

Telephone | 01483 230 473
info@collinsguildford.co.uk

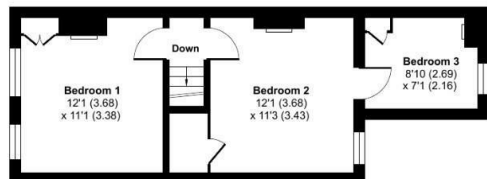
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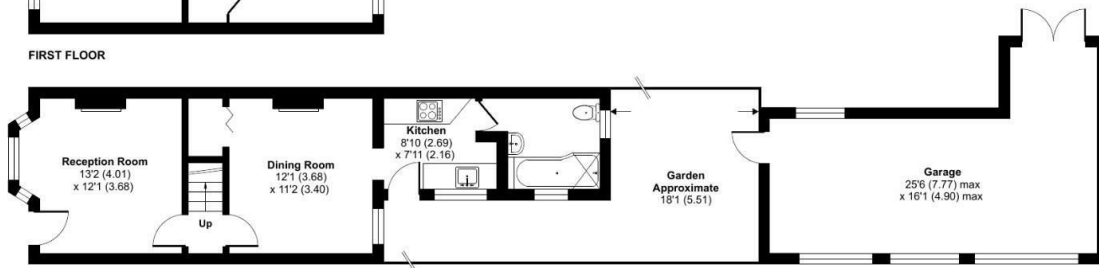
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Approximate Area = 1135 sq ft / 105 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

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: 829933



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