



111 Cline Road, Guildford GU1 3ND



COLLINS
Independent Estate Agent





111 Cline Road Guildford GU1 3ND

£455,000

Freehold

A terraced character home with three bedrooms that is beautifully presented featuring a large well kept rear garden. The property was purchased by my client in 2018 and since then a refurbishment programme has taken place both inside and out. Features include a well equipped fitted kitchen and new bathroom with underfloor heating, a new separate WC on the first floor and a 2015 Bosch Worcester boiler. Double glazed windows and doors have also been added and attractive wood effect laminate floor throughout much of the property. The sitting room is a good size with shutters to the windows and original timber work to the staircase and hall. Outside the garden is fully enclosed with recently installed good quality fencing with a side access gate which serves as a right of way for this property. The garden is mainly lawn with raised sun terraces to the rear for afternoon and evening sun. To summarise a very well kept and presented home with potential for a rear extension subject to consents.



- Three bedroom freehold terraced house
- Charlottesville conservation area
- Close to Pewley Downs
- Very close to excellent schooling
- Good sized rear garden
- Fitted kitchen and bathroom
- Double glazed windows and doors
- 2015 Bosch Worcester boiler
- EPC - C





Cline 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.



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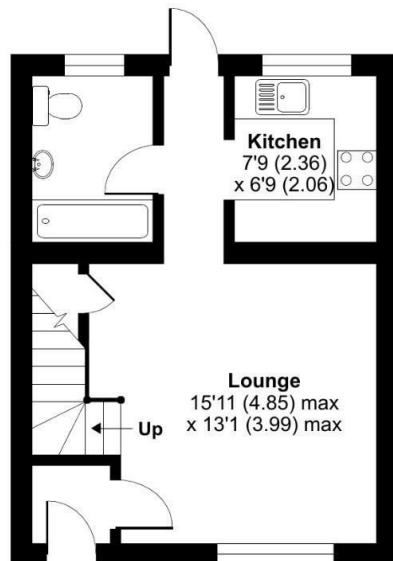
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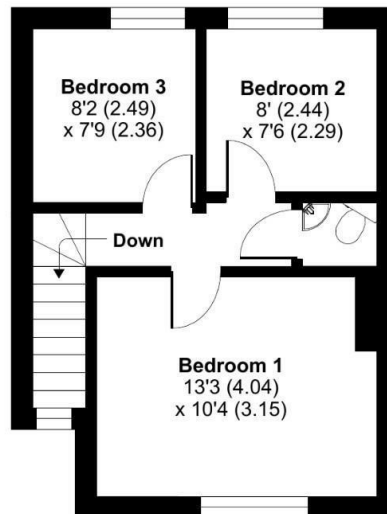
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Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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