



46 New Cross Road, Guildford GU2 9NS



COLLINS
Independent Estate Agent





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£350,000

Freehold

A Victorian semi detached house on the market for the first time for 51 years now, requiring some general modernising and representing a fantastic opportunity for alteration and extending, (STP). The property also features a large garden in excess of 100 ft and is situated in a no through road of similar homes. Currently there are three bedrooms on the first floor. Many homes of this design extend to the rear or replace the third bedroom with a en suite bathroom. Typical of this design, there are two reception rooms that allows the possibility of creating a large kitchen living room and still retaining a cosy front sitting room. Other points worth noting include several sheds to the rear garden and a lockable side access gate. Viewings are strictly by appointment only and social distancing measures must be fully observed with this property.



- Victorian semi detached
- 1.6 miles to Guildford station
- No through road
- 2 reception rooms
- Ground floor bathroom
- Large garden
- Modernisation required
- By Appointment only
- EPC - F





New Cross Road is a popular street with a mixed community of long standing residents, families and couples in their first homes. The road features a good community spirit and is relatively traffic free at this end. At the end of the road can be found a Sainsbury's local store with further shops at the top and bottom of Woodbridge Hill. Schools in the area especially for younger children are well served and close by can be found the Queen Elizabeth Park development which has Gym. Getting into Guildford is really easy by bus, foot, bike or car, making this a good location to commute from without paying the town centre premium.



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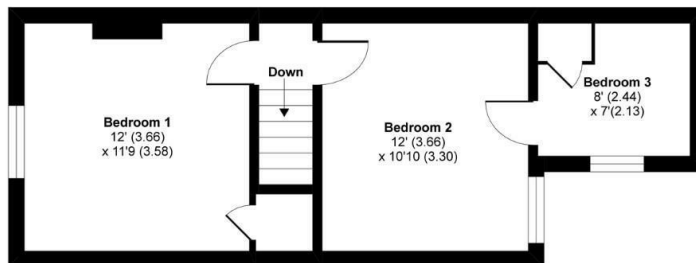
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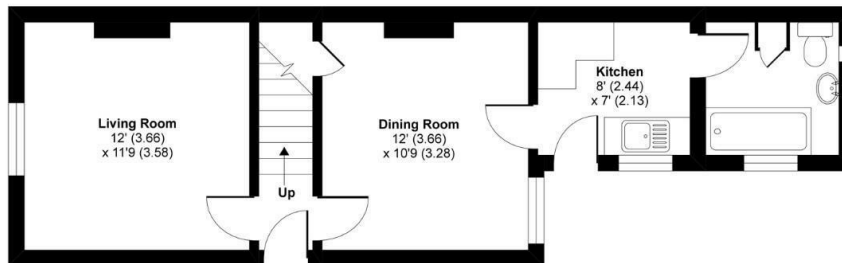
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Approximate Area = 809 sq ft / 75 sq m

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 2020. Produced for Mark Collins (Guildford) Limited. REF: 607082



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