



43 Addison Road, Guildford GU1 3QQ



COLLINS
Independent Estate Agent





43 Addison Road Guildford GU1 3QQ

Asking price £575,000

Freehold

In an elevated position on Addison Road, this refurbished and well presented semi detached Victorian cottage combines comfortable modern day living with a number of period features. The cottage was extensively modernised about four years ago and within the last year has had new double glazed windows and doors installed. Character features include stripped wood floors, panelled doors and a fireplace in the sitting room. The Shaker style kitchen has quartz work surfaces, integrated dishwasher, oven, hob and a Samsung fridge/freezer. Both bedrooms are good doubles with the main one having a spacious ensuite bathroom. There is a generous shower/utility room off the kitchen. Of particular note is the terraced south facing garden, set over three levels with ample entertaining space and a secured gated side access.



- Refurbished Victorian Cottage
- Two separate reception rooms
- Fully fitted Shaker style kitchen
- Two double bedrooms
- Spacious ensuite bathroom
- Shower room/utility
- Landscaped and terraced south facing garden
- EPC - D
- Council tax band - D





Addison Road is within the much favoured town centre conservation area of Charlottesville. This area is popular for its position between the Upper High Street and the Downs at Pewley. Schooling for children from infants to juniors is well catered for at the highly sought after Pewley Down Holy Trinity School within a few minutes walk. The road is famous for its strong community spirit and convenience for the town. To summarise a lovely place to live in Guildford town.



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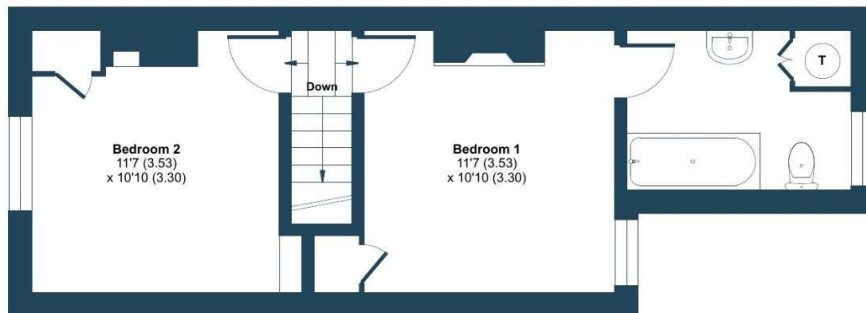
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Approximate Area = 804 sq ft / 74.6 sq m

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 2024.
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