



5 Cypress Road, Guildford GU1 1NB



COLLINS
Independent Estate Agent





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£389,950

Freehold

An attractive two bedroom semi detached house presented in very good order on the North side of Guildford town. The property features double glazed windows and a gas central heating system to radiators with the boiler being replaced in 2019. There are two double bedrooms both with wood laminate flooring and very nice refitted white bathroom on the first floor with wall and floor tiling and a shower over the bath. The kitchen is a great size and is well equipped offering dining space and enjoying a view over the garden. There is the potential to extend across the rear of the house subject to planning consent. The sitting room is a lovely room with an electric fireplace and wood laminate floor. Outside the garden faces west capturing afternoon and evening sun. The garden is mainly lawned with a new shed and is fully enclosed by mainly panelled fencing. There is a generous amount of space to the side for access and further garden storage.



- Smart semi detached house
- Two double bedrooms
- Kitchen dining room
- Sitting room
- Refitted bathroom
- West backing garden
- Double glazed and gas central heating
- EPC - C
- Council tax - C





****RE-AVAILABLE 4/1/23 **** Situated at the Stoughton Rd end of Cypress Rd, this ideal first time buy is perfect for anyone wanting to be outside of town but close enough to enjoy its benefits. The mainline is about 30 mins walk according to Google with the High St being a similar distance by foot. Close by is the River Wey which is a lovely way to walk into the town centre. Within a short walk are a small parade of shops on The Stoughton Rd that include a pharmacy, general store, doctors surgery and fish and chip shop. Worplesdon Rd shops are also within a five minute drive or 20 minute walk.



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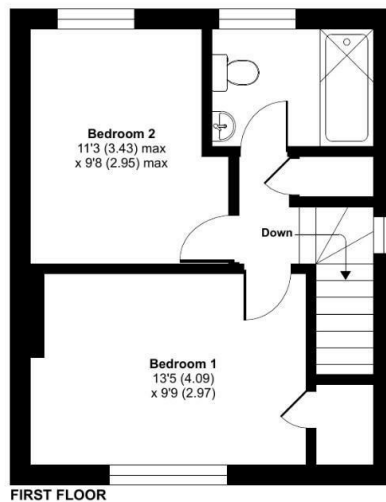
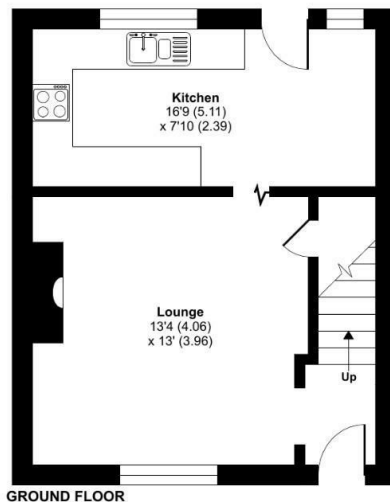
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Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



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: 896250



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