



19 Acacia Road, Guildford GU1 1HL





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£479,995

Freehold

Situated at the end of this popular no through road in GU1 and offering 1100 square feet of accommodation, this Victorian end of terrace must be viewed. The property has been a successful long term rental property for my client and offers great potential to continue this for any investor or owner occupier. The basement offers scope beyond storage and the kitchen plus three bath/shower rooms are all modern and well equipped. Heating is provided by gas central heating to radiators and the wiring has all been updated. Outside the west backing garden is laid to hardstanding and sides the London Rd railway line embankment. There is side access and parking for residents in the road with parking permits. To summarise a well priced Victorian house which can be made easily into a lovely home or continue as a financially rewarding investment property.



- Town centre no through road
- Close to recreation ground
- 1100 square feet
- Basement
- Three/four double bedrooms
- Two en-suites and a shower room
- One/two reception rooms
- Investment opportunity
- Low maintenance garden
- EPC - D





Acacia Rd is one of the popular no through roads of Recreation Rd that borders a large recreation Ground in the centre of town. The property is the last house on the right making it free from passing traffic. There is a small convenience store on Recreation Rd and the High Street is 0.8 miles. For the commuter both Railways stations are under 20 minutes walk at 0.9 miles to mainline and 0.7 miles to London Rd.



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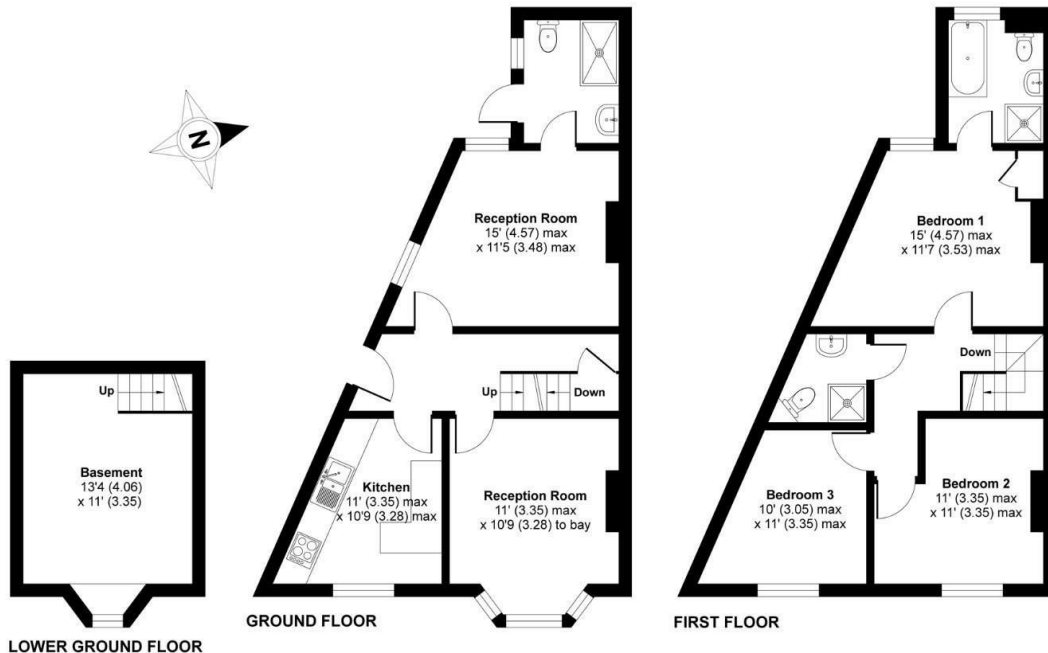
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Approximate Area = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mark Collins (Guildford) Limited. REF: 749897



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