



33 Cline Road, Guildford GU1 3ND



COLLINS
Independent Estate Agent





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Asking price £475,000
Freehold

Quietly situated in this sought after conservation area known as Charlottesville. This semi detached Victorian house features a delightful cottage style garden with side access and offers tremendous opportunity for a buyer looking to make their mark on a character home. There is potential to the rear for a side return kitchen extension and relocation of the bathroom with a bedroom/bathroom above to balance this home perfectly, subject to planning. Currently there are two double bedrooms and two receptions with a rarely seen clever alteration of the staircase that works really well. The kitchen and bathroom are both sited in a ground floor extension to the house with a stable door giving access to outside. The property features a gas central heating system to radiators via a modern boiler and the windows to the front have been replaced in a wooden cottage style with a bay to the sitting room. There is no chain which makes this an ideal purchase close to town and the Downs at Pewley.



- Victorian semi detached house
- Conservation area
- No chain
- Cottage style garden
- Two bedrooms
- Two reception room
- EPC - D
- Council tax band - D





The best of both worlds with town and countryside on your door step. This 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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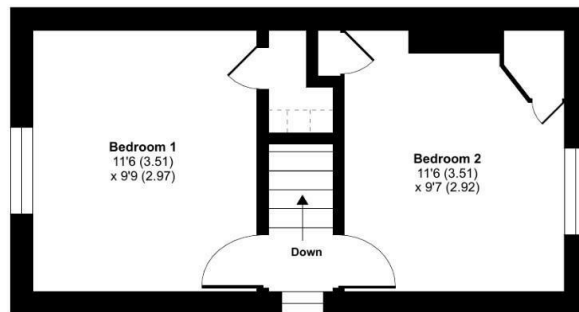
Approximate Area = 642 sq ft / 59.6 sq m

Garage = 6 sq ft / 0.5 sq m

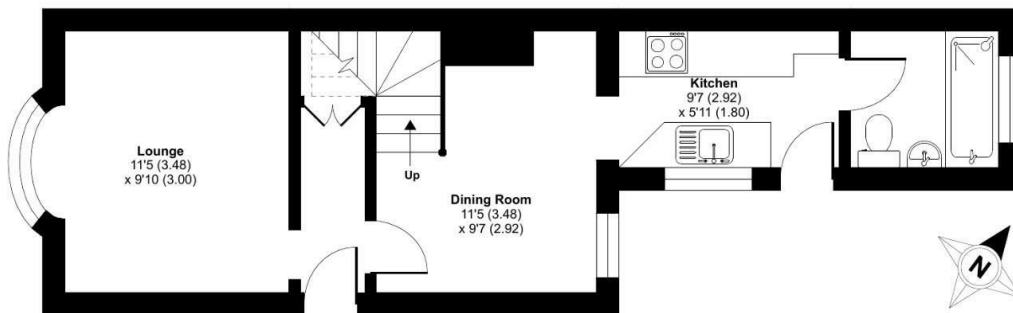
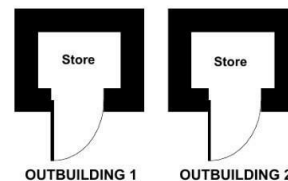
Outbuilding = 18 sq ft / 1.6 sq m

Total = 666 sq ft / 61.8 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 2023.
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