



28 George Road, Guildford GU1 4NP



COLLINS
Independent Estate Agent





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Asking price £625,000
Freehold

A charming Victorian end of terrace home over four floors making this a deceptively spacious home with potential to fully convert the basement to a habitable space, subject to consents. The property is well presented throughout and has recently had the extended kitchen totally refitted and open plan to a dining area space. The cosy sitting room features a fireplace and in addition the basement serves as a good place for a home office with future potential. There are three double bedrooms on the first and second floor and a newly fitted ensuite bathroom to the main bedroom. In addition a shower room can be found on the ground floor. Features include, double glazing, a side return glazed kitchen extension, period features and gas central heating system. Outside the rear garden is fully enclosed featuring a lawn, a sunken sleeper retained terrace and side access. Like many terraced homes there is a right of way for the neighbouring properties that is rarely exercised we understand.



- Three bedroom Victorian
- Extended & recently refitted kitchen
- Basement conversion potential
- Bathroom and shower room
- Good sized town garden
- Resident permit parking, Zone A
- Council tax - D
- EPC - E
- NO CHAIN





George Road is a popular and surprisingly quiet town centre location of Artillery Rd. Having just one entrance/exit to the this Victorian community of homes creates a no through traffic experience with parking permits for residents and visitor bays (Zone A). The car could be redundant here as both stations, the High St and schooling are within a few minutes walk. Waitrose is within a few minutes walk. To summarise a convenient location with a strong community spirit.



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George Road, Guildford, GU1

Approximate Area = 1199 sq ft / 111.4 sq m

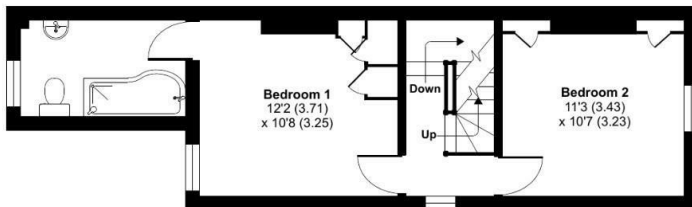
Limited Use Area(s) = 73 sq ft / 6.8 sq m

Total = 1272 sq ft / 118.2 sq m

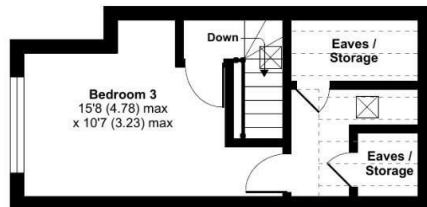
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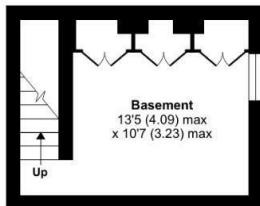
Denotes restricted
head height



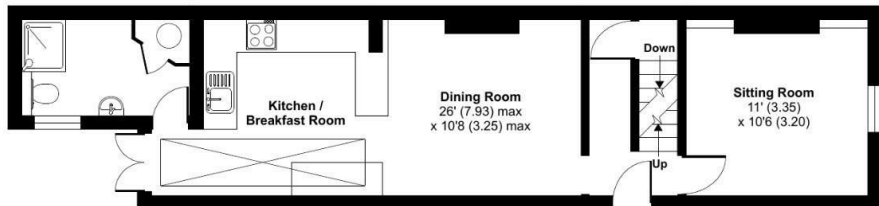
FIRST FLOOR



SECOND FLOOR



LOWER GROUND 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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