



12 Trinity Churchyard, Guildford GU1 3RR



COLLINS
Independent Estate Agent





12 Trinity Churchyard Guildford GU1 3RR

Asking price £475,000
Freehold

A pretty Grade II listed period cottage dating from circa 1800 of immense charm and character, nestled in the corner of the historic Trinity Churchyard, just a few steps away from Guildford's cobbled High Street. Since my clients occupation many improvements have been made to include new conservation windows, doors and the overhauling and rebuilding of the two dormer windows. In addition precautionary roof works and replacing the cladding of the gable end where also carried out to future proof this lovely home for many years to come. Features include the large brick fireplace to the living space with a log burning stove, original exposed beams and a very stylish and contemporary tiled bathroom with a shower over the bath. The kitchen is hand built and painted and not a bad size with new door to the courtyard area and steps to rear access and Sydenham Rd. Both bedrooms are good sizes with the main bedroom having fitted wardrobes. To summarise, lovely peaceful location fronting the churchyard, Seconds from the cobbled High Street, cosy & characterful.



- Conservation area
- Fronting Trinity Churchyard
- Under 200 yds from Guildford High St
- 2 Bedrooms
- South backing Courtyard
- Grade II Listed
- Council Tax Band - D
- No on going chain





This pretty Grade II listed period cottage fronts Trinity Churchyard just a few steps away from Guildfords famous and historic cobbled High St. This peaceful and pedestrianised traffic free location is ideal for Guildford town life being just moments from the shops, restaurants and bars of the town. Guildford mainline station to London Waterloo is 0.6 of a mile. Pewley Hill, The River Wey, Guildford Castle and grounds, are all on the door step.



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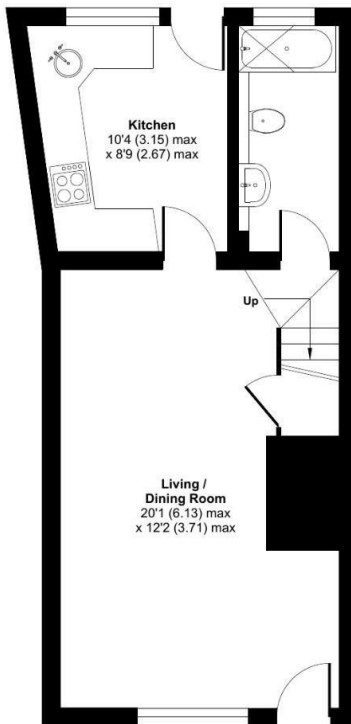
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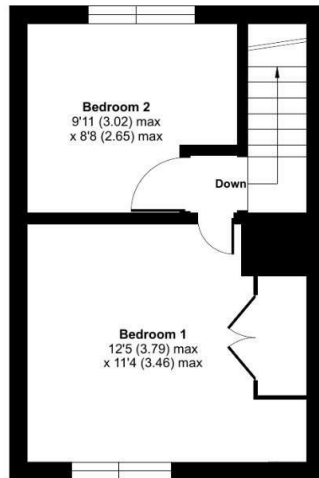
Trinity Churchyard, Guildford, GU1

Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1273552



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