



12 Pentreath Avenue, Guildford GU2 7TA



COLLINS
Independent Estate Agent





12 Pentreath Avenue Guildford GU2 7TA

£416,000

Freehold

A great opportunity to purchase this three bedroom semi detached house in this popular road close to the town centre and very convenient for the station, university and research park. The property has been a very successful rental for my clients for many years and now comes to the market with no chain and the potential to extend significantly like many properties in the road have already done. Features of the property include off street parking and good sized mature garden.



- Extension potential
- Re fitted kitchen
- Ideal investment property
- Three bedrooms
- Off road parking
- Good sized mature garden
- Gas central heating & Double glazing
- EPC - E





This ideally located three bedroom home is situated just under a mile to Guildford mainline station and around half a mile to the University of Surrey. Not only is it a great investment property but the road has also seen many homes extended to good sized 4 bedroom family homes with loft conversions and rear extensions in recent years. Also worth noting is the close proximity to The County Secondary School and the A3 junction for access to the motorway networks.



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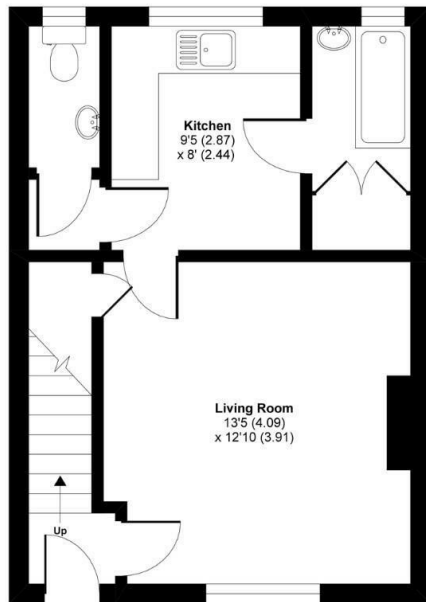
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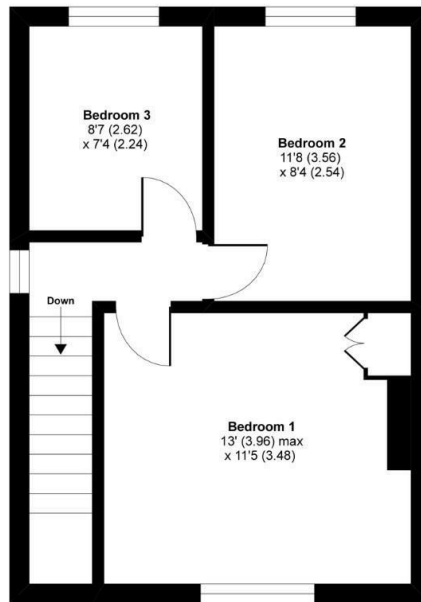
Pentreath Avenue, Guildford, GU2

Approximate Area = 763 sq ft / 70.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mark Collins (Guildford) Limited. REF: 620333



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