



15 Artillery Road, Guildford GU1 4NW



COLLINS
Independent Estate Agent





15 Artillery Road Guildford GU1 4NW

£600,000

Freehold

An attractive gable fronted Victorian halls adjoining semi in a popular town centre road which is walkable to both stations and the High Street. The property is well presented with a converted basement featuring two bedrooms on the first floor and a large family sized bathroom. The two reception rooms are separate but connected with double doors providing the illusion of an open plan feel if required. There are wooden floors, fireplaces and double glazed windows in keeping with the character of the property. The gas central heating boiler was replaced in 2019 and generally the property is well cared for throughout. Outside the garden is designed with low maintenance in mind and features a circular cobble effect patio with a patio pathway and mulched borders enclosed by panelled fencing and a garden wall to the rear. A pergola adjoins from the side kitchen elevation where there is scope for a side return extension, STP.



- Victorian town centre home
- Semi detached
- 2/3 bedrooms (converted basement)
- First floor bathroom
- Two reception rooms
- Fireplaces and original features
- Halls adjoining
- well equipped fitted kitchen
- Rear extension potential
- EPC - E





Artillery Road is a no through road in this popular and very convenient part of the town centre. This attractive Victorian street is ideal for both railway stations, the High Street and Waitrose. Parking is provided for residents with permits and a good school for younger children at the sought after Sandfield school is a few minutes walk. For senior school the brilliant County school is under a mile and around a 15 minute walk. The community is a mixture of commuting younger families and long standing residents on the whole. Overall a great place to settle and be close to what Guildford has to offer by foot.



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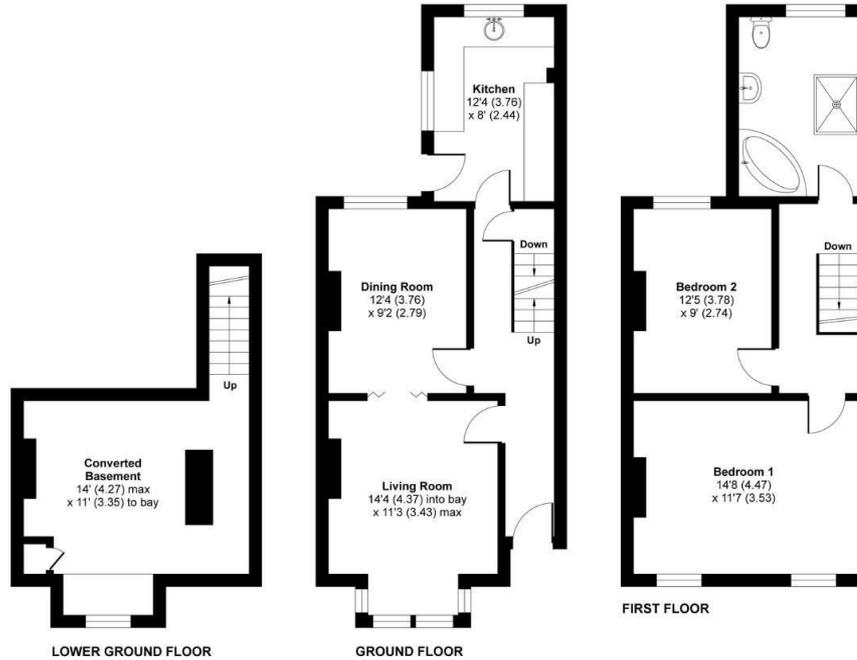
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Approximate Area = 1159 sq ft / 108 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Mark Collins (Guildford) Limited. REF: 695365



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