



Woodbridge Road, Guildford, GU1 4RN

By Auction £170,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000. The property offers a spacious open-plan living area with bay window and high ceilings, a double bedroom, modern bathroom and secure entrance. An excellent opportunity for investors or first-time buyers with strong rental potential.



Description

Being sold via auction with a starting bid of £170,000, this well-presented one bedroom apartment represents an excellent opportunity for investors and first-time buyers alike.

Situated within walking distance of the town centre and mainline train station, the property enjoys a highly convenient location with strong rental demand.

The apartment boasts a spacious living room with an open-plan kitchen, enhanced by high ceilings and a large bay window that floods the space with natural light. The layout offers a bright, airy feel ideal for modern living.

Accommodation further comprises a generously sized double bedroom and a modern, well-appointed bathroom. The building benefits from a secure communal entrance, providing added peace of mind.

With its desirable location, attractive presentation and excellent rental yield potential, this property is ideally suited to buy-to-let investors seeking a strong return, as well as owner-occupiers looking for a centrally located home.

Auctioneers Additional Comments

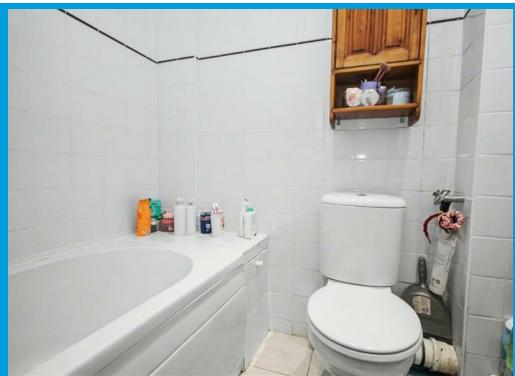
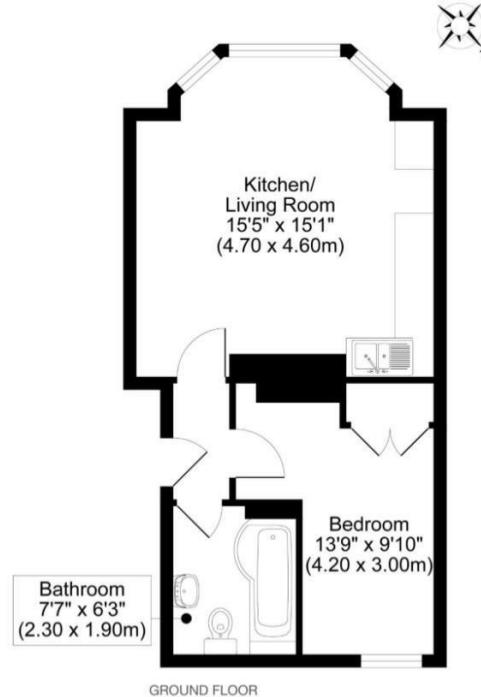
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

WOODBRIDGE ROAD, GU1
TOTAL APPROX FLOOR PLAN AREA 409 SQ.FT (38 SQ.M)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

