



98 Nightingale Road, Guildford, GU1 1EP
Freehold

CLARKE  GAMMON
1919

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GUILDFORD GU1 1EP

Freehold

This substantial red-brick Victorian semi-detached townhouse occupies a highly desirable position opposite Stoke Park and within easy walking distance of the High Street and both Guildford railway stations. Offered with vacant possession and no onward chain, the property presents an excellent opportunity for modernisation while retaining a wealth of original character.

Period features include window shutters, wood flooring, feature fireplaces, and a useful unconverted basement. The accommodation comprises an entrance porch, inner hallway, living room with fireplace, separate dining room with fireplace, and a kitchen leading to a conservatory/utility room with cloakroom W.C.

The first floor offers a double bedroom, single bedroom, bathroom with white suite and overhead shower, and a separate cloakroom W.C. The second floor provides two additional double bedrooms.

Externally, the property features a walled front garden laid to lawn with steps to the entrance. The rear garden is fenced and partially walled, mainly lawned, and offers significant potential for landscaping or further enhancement.

- **Semi-detached Victorian home in highly regarded road**
- **Abundance of character features**
- **Potential for basement conversion, subject to consent**
- **Enjoying views over Stoke Park Gardens**
- **No onward chain**
- **Accommodation over four levels**
- **Offering two spacious reception rooms and four bedrooms**
- **Walled garden to front and rear**
- **Town centre location within walking distance of station**
- **EPC: D**

CG GUILDFORD

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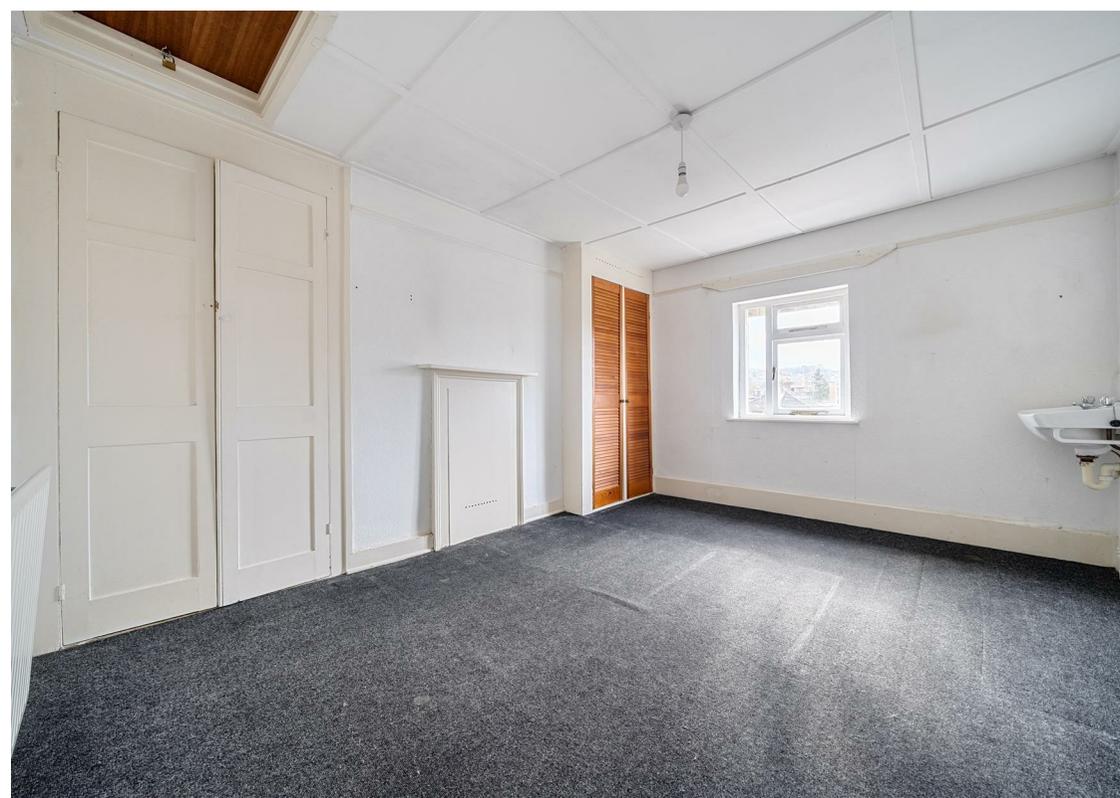
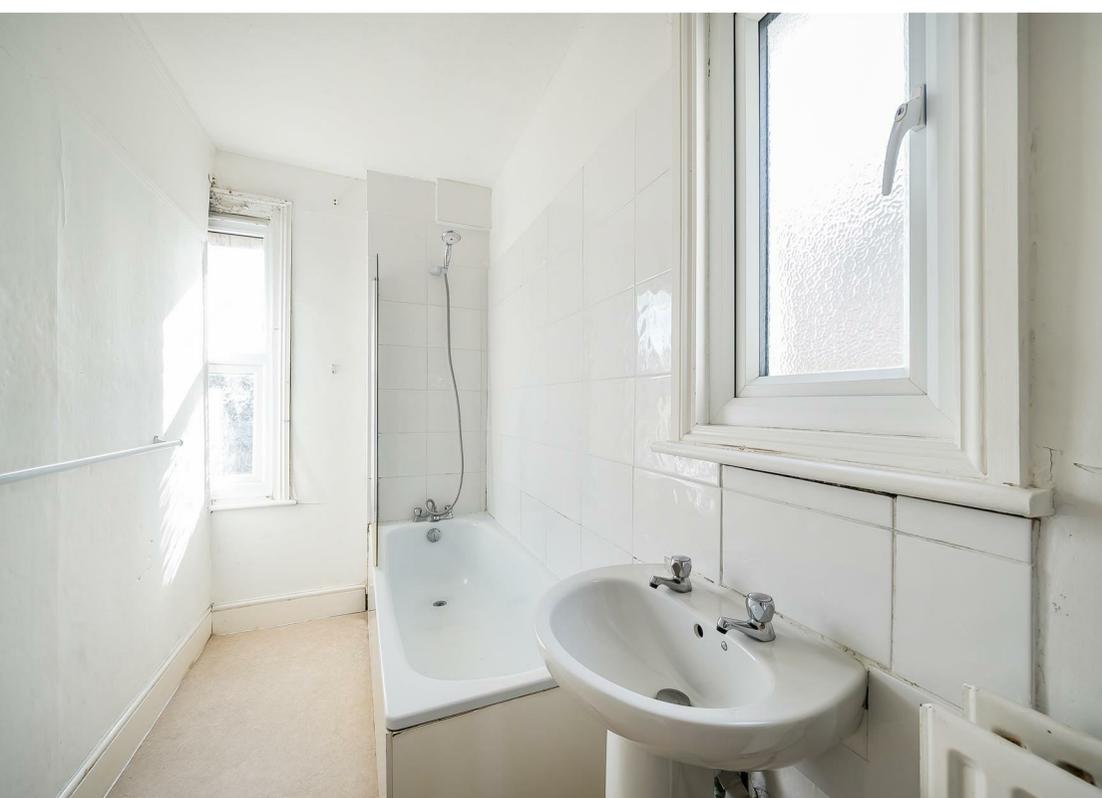
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Local Authority: Guildford Borough Council Tax Band D

Services: All mains services connected.









SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also

London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.



