



Weyside Road, Guildford, Surrey, GU1 1HX

Offers in excess of £300,000

# Weyside Road, Guildford, Surrey, GU1 1HX

This spacious, one bedroom split maisonette is located on a quiet, residential road and features a south facing garden.

A private path leads to the property's own porch leading to the front door opening into a spacious entrance hall with rear door with steps leading to the shared parking area with private south-facing garden beyond.

Also off the hall is a large Walk-in storage cupboard with modern wall-mounted boiler.

Stairs lead to the 1st floor landing. To the rear is the large double aspect bedroom with windows to rear and side. To the front is the stunning double aspect sitting room with windows to front and rear and a cast iron open fireplace to the chimney breast. The contemporary-style kitchen also leads off the landing with ample fitted units with built-in oven, induction hob, fridge, dishwasher and large window to the front. The large modern bathroom features a contemporary white suite comprising bath with wall mounted shower above, wc and wash hand basin.

To the rear of the property is a second entrance that has been covered over and enclosed by the current owner making lots of additional storage. Outside of the rear entrance is the shared parking space and a glorious private south-facing garden with raised area ideal for garden furniture, a large central lawn around a patio area and mature hedging to boundaries providing an excellent degree of privacy and seclusion.

Leasehold

Pets Allowed: Yes

Annual Service Charges: Responsible for paying 1/3 of any building expenses that occur.

Service Charge Review Period: N/A

Annual Ground Rent: £100 pa

Ground Rent Review Period: N/A

Years Remaining On Lease: 88 years

- Split Level Maisonette
- One Bedroom
- Modern Bathroom
- Character Features
- Quiet No Through Road
- South-Facing Garden
- Well Presented Throughout
- Council Tax Band: C



# Floorplan

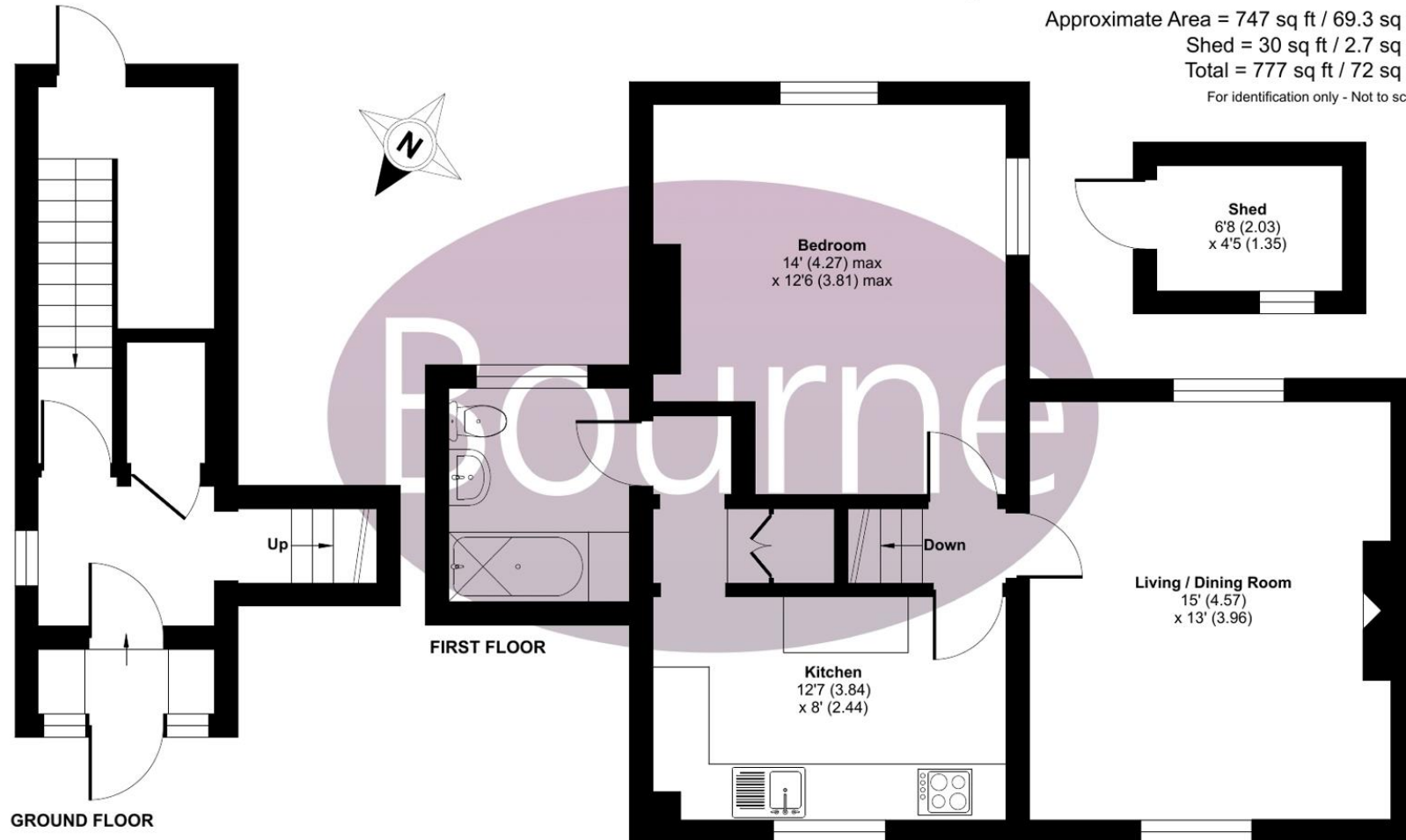
## Weyside Road, Guildford, GU1

Approximate Area = 747 sq ft / 69.3 sq m

Shed = 30 sq ft / 2.7 sq m

Total = 777 sq ft / 72 sq m

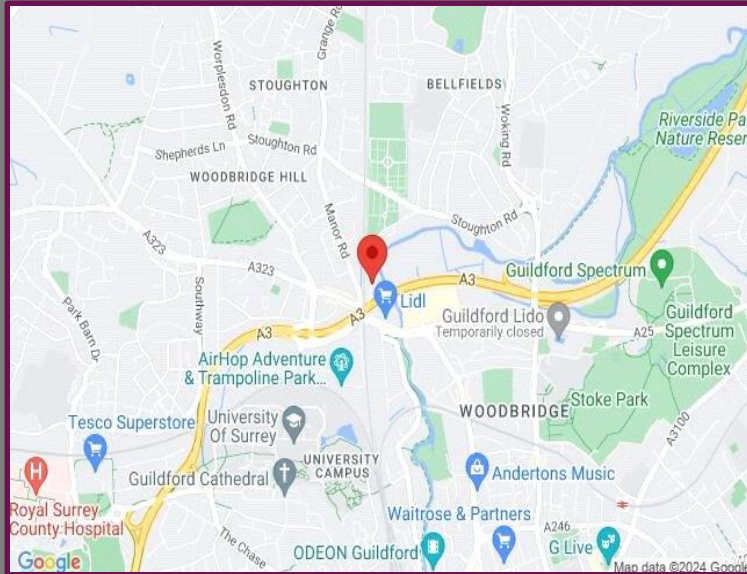
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1100456

# Location

Located on this quiet road in the residential area of Stoughton, this property is about a mile from Guildford Station and town centre with its vast array of shops and restaurants. The A3 giving access to the South Coast and London with links to the M25 is within approximately 1 mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**GUILDFORD:** 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | Email: [guildford@bourneestateagents.com](mailto:guildford@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)