



ESTATE AGENTS



Cabell Road, Guildford, Surrey, GU2 8JG

Asking Price £450,000

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This is a purpose converted 6 bed HMO property located in a popular estate at the heart of one of Guildford's prime student letting areas. It has excellent bus links, and is a convenient distance from the University of Surrey and the Royal Surrey Hospital, as well as a large supermarket.

Featuring two upstairs bedrooms, and two bathrooms, together with four downstairs bedrooms, a downstairs WC, and a spacious lounge/dining area leading to a good sized modern fitted kitchen.

To the rear is a large secure garden with separate rear access and storage shed for bicycles.

Fully licensed and meeting all current HMO standards including interlinked mains smoke alarms, a combi boiler and central heating.

A great investment opportunity offering excellent returns, it is currently let until the end of the 2024 academic year at £3,000pcm excluding bills.

- Fantastic Rental Investment
- Good Condition
- Six Bedrooms
- Reception Room
- Upstairs Bathroom
- Modern Kitchen
- Close to University & Hospital
- Council Tax Band C

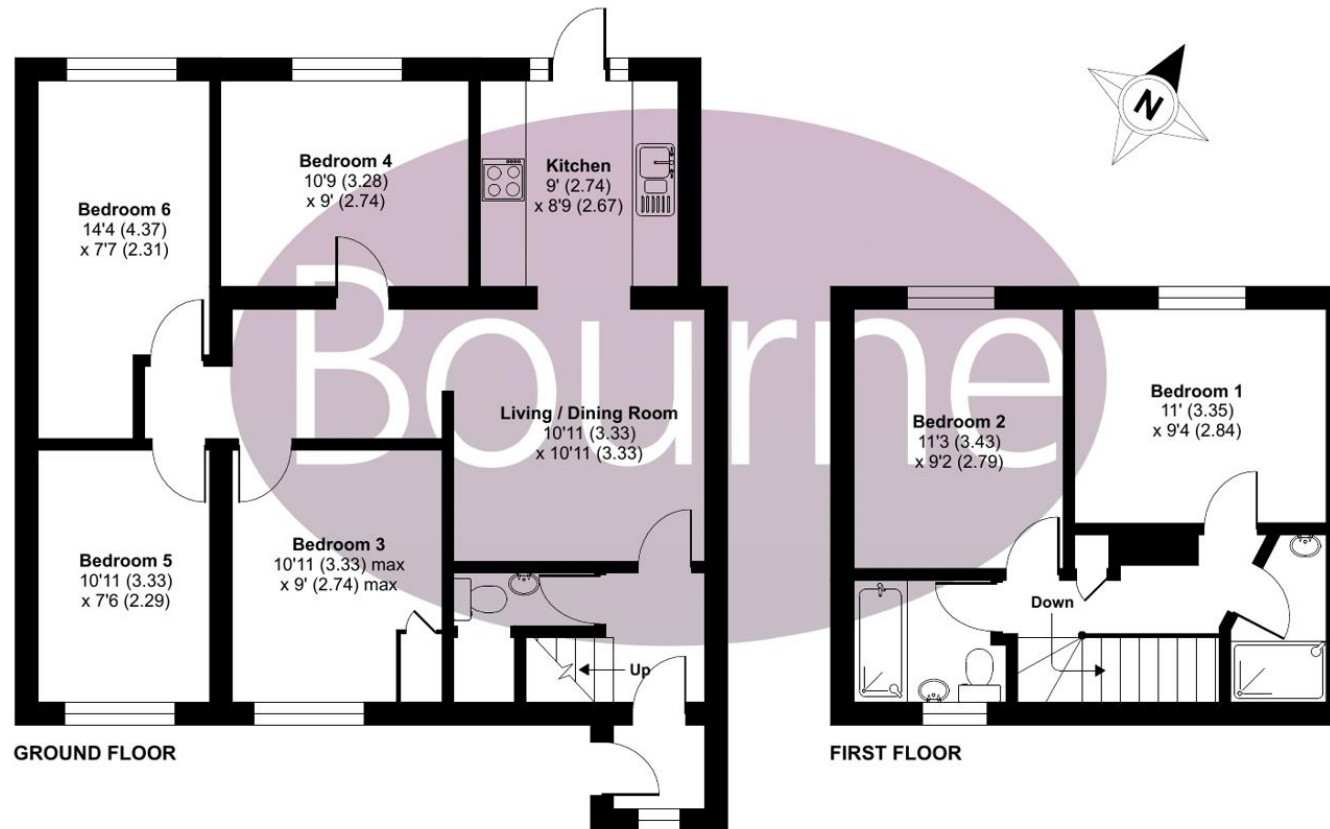


Floorplan

Cabell Road, Guildford, GU2

Approximate Area = 1153 sq ft / 107.1 sq m

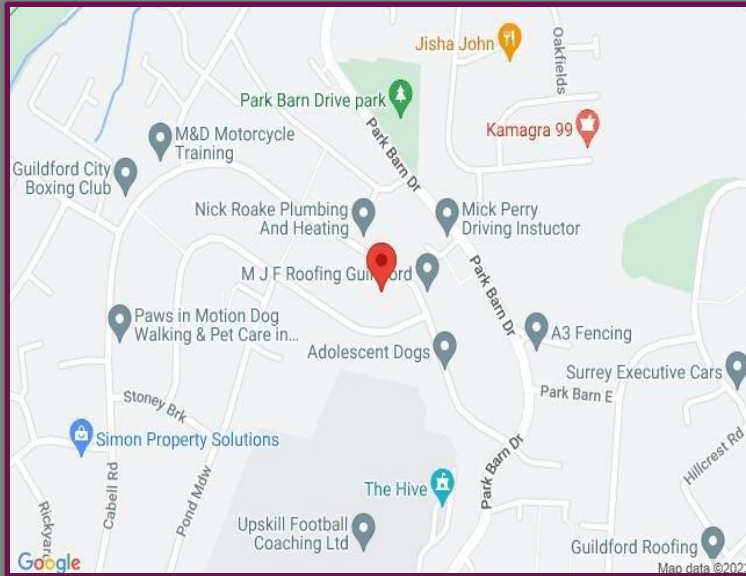
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2023. Produced for Bourne Estate Agents. REF: 1050608

Location

Cabell Road is located off South way, within walking distance of local shops and schools in an area well served by local bus routes and within approximately 2/3rd of a mile of the A3 which provides access to London, the M25 and the South Coast. Guildford town centre and mainline station are within just over a mile of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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...

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