



ESTATE AGENTS



Down Road, Guildford, Surrey, GU1 2PX

Offers in excess of £500,000

The shop now has consent for residential use

Down Road, Guildford, Surrey, GU1 2PX

The two-bedroom, semi-detached house rich with history being used as the local shop dating back to 1920's. The whole property now has residential planning use including planning consent to change the shop front to match next door, increasing the accommodation to three bedrooms.

The property requires modernization and updates to match contemporary living standards. The spacious rooms feature elegant proportions but might need renovation, such as new flooring, fresh paint, and updated fixtures.

The kitchen and breakfast room with door to the garden could benefit from a complete overhaul, with outdated cabinets and appliances needing replacement. The bathroom has been refurbished comprising a wc, bath with shower above and a wash hand basin.

The main loft is accessed by a folding ladder and is also boarded and insulated and has two velux type skylights. The property has had new electrical fuse boxes and a new Worcester/Bosch condensing gas boiler.

Despite needing updates, the property offers a charming canvas for restoration enthusiasts, providing an opportunity to blend historical elegance with modern conveniences to create a stunning and comfortable living space.

- Semi-Detached
- Two Bedrooms/Potential For Third Bedroom
- Popular Residential Road
- Bathroom
- Kitchen
- Garden Room
- No Onward Chain
- Council Tax Band C



Floorplan



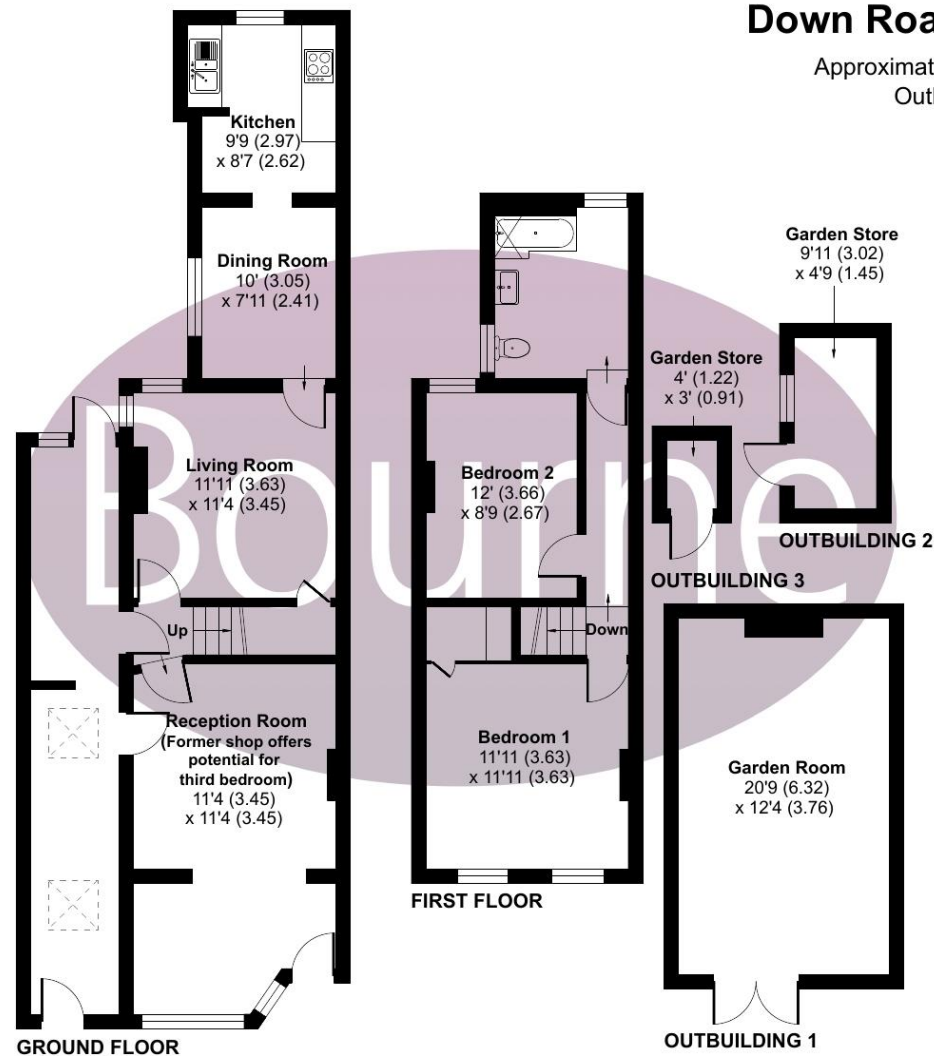
Down Road, Guildford, GU1

Approximate Area = 1205 sq ft / 111.9 sq m

Outbuildings = 317 sq ft / 29.4 sq m

Total = 1522 sq ft / 141.3 sq m

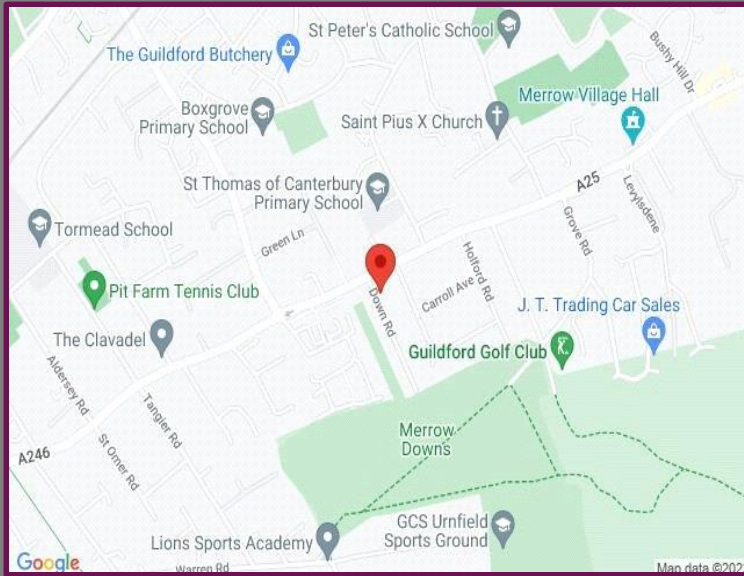
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1069937

Location

Down Road is a popular and sought after residential no-through road consisting primarily of Victorian properties and leading to the Surrey Downs. The area is well served by local bus routes and is less than 1 ½ miles from Guildford Town Centre and London Road station and within the catchment area of excellent local schools including Boxgrove Primary and George Abbot Schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(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...

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

Tel: 01483 458 337 | Email: guildford@bourneestateagents.com

Web: www.Bourneestateagents.com