



ESTATE AGENTS



Dapdune Road, Guildford, Surrey, GU1 4NZ

Asking Price £550,000

Dapdune Road, Guildford, Surrey, GU1 4NZ

This two bedroom, semi detached house is located a short distance from Guildford Town Centre. The property has a double cellar in the basement and requires modernisation.

As you enter the property, you will find stairs leading to both the first floor and the basement. The living is at the front of the property and has a fireplace and window to the front. The property has a separate dining room and the kitchen at the rear of the property has a range of units.

The first floor has two double bedrooms with built in storage. The bathroom comprises wc, wash hand basin and bath.

The outside garden is paved and has an outside wc and two garden stores however it does require some tidying up.

- Two Bedrooms
- Semi Detached
- Double Cellar in Basement
- Outside WC
- Garden
- Council Tax Band D



Floorplan

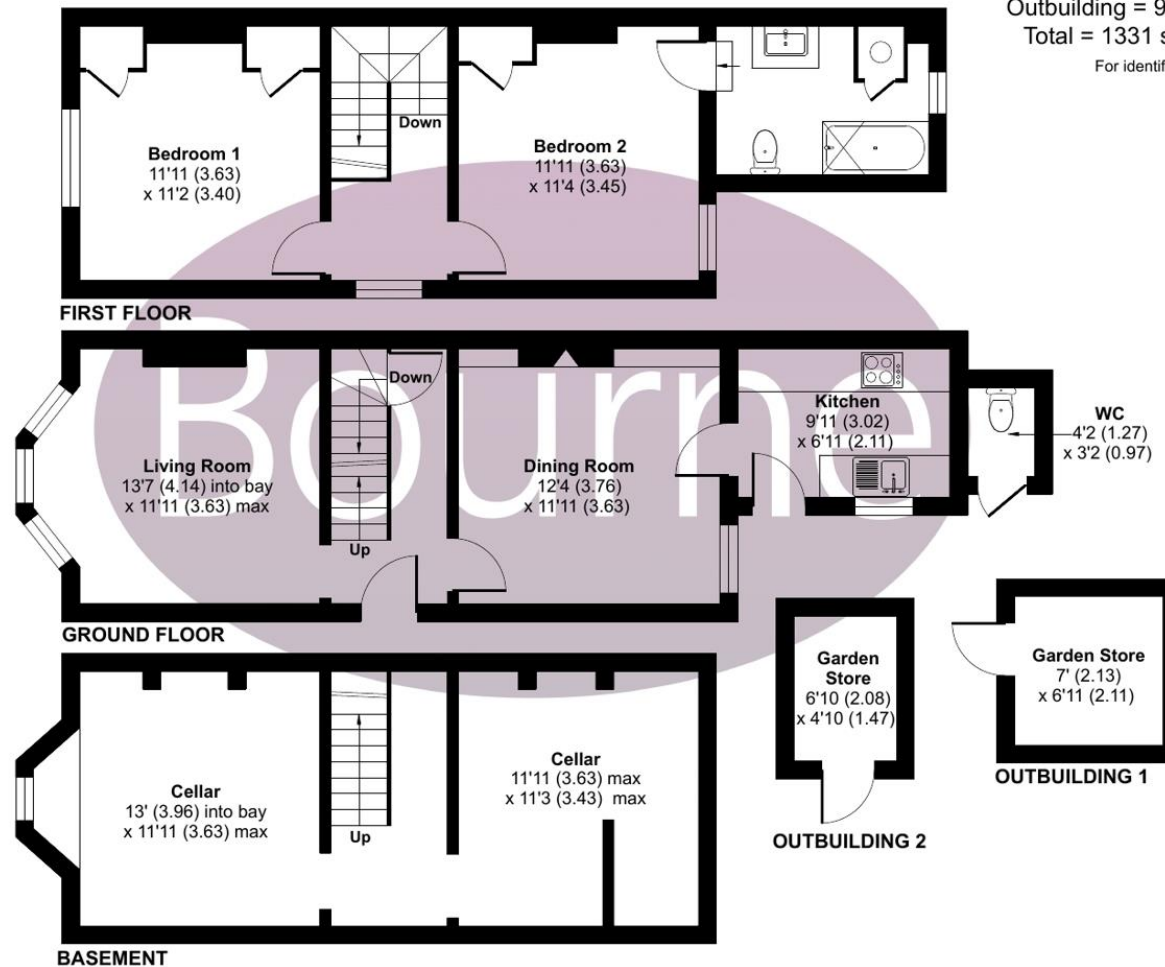
Dapdune Road, Guildford, GU1

Approximate Area = 1236 sq ft / 114.8 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 1331 sq ft / 123.6 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). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1078128

Location

Dapdune Road is a residential road just off Woodbridge Road, almost opposite the cricket ground, and within a short distance of Guildford town centre and Mainline station. The area is well served by local bus routes, and the nearby A3 connects to London, the M25 and the South.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(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