



ESTATE AGENTS



Artillery Road, Guildford, Surrey, GU1 4NW

Asking Price £500,000

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This two bedroom, semi detached property is ideally located within a short distance of Guildford Town Centre and requires modernisation.

The ground floor comprises living room, dining room, kitchen and utility room with wc. The hallway has stairs leading to the first floor and stairs down to the cellar. The living room has a bay window and features a fireplace. The dining room also features a fireplace and provides access to the kitchen. The kitchen features a range of units and leads onto the utility room.

The first floor features two good sized bedrooms. The bathroom is accessed through one of the bedrooms and comprises wc, wash hand basin, bath and separate shower cubicle. From the first floor landing, there is access to the loft via a pull down ladder which could be easily converted to a room subject to planning permission.

The rear garden has a patio, small decked area and lawn.

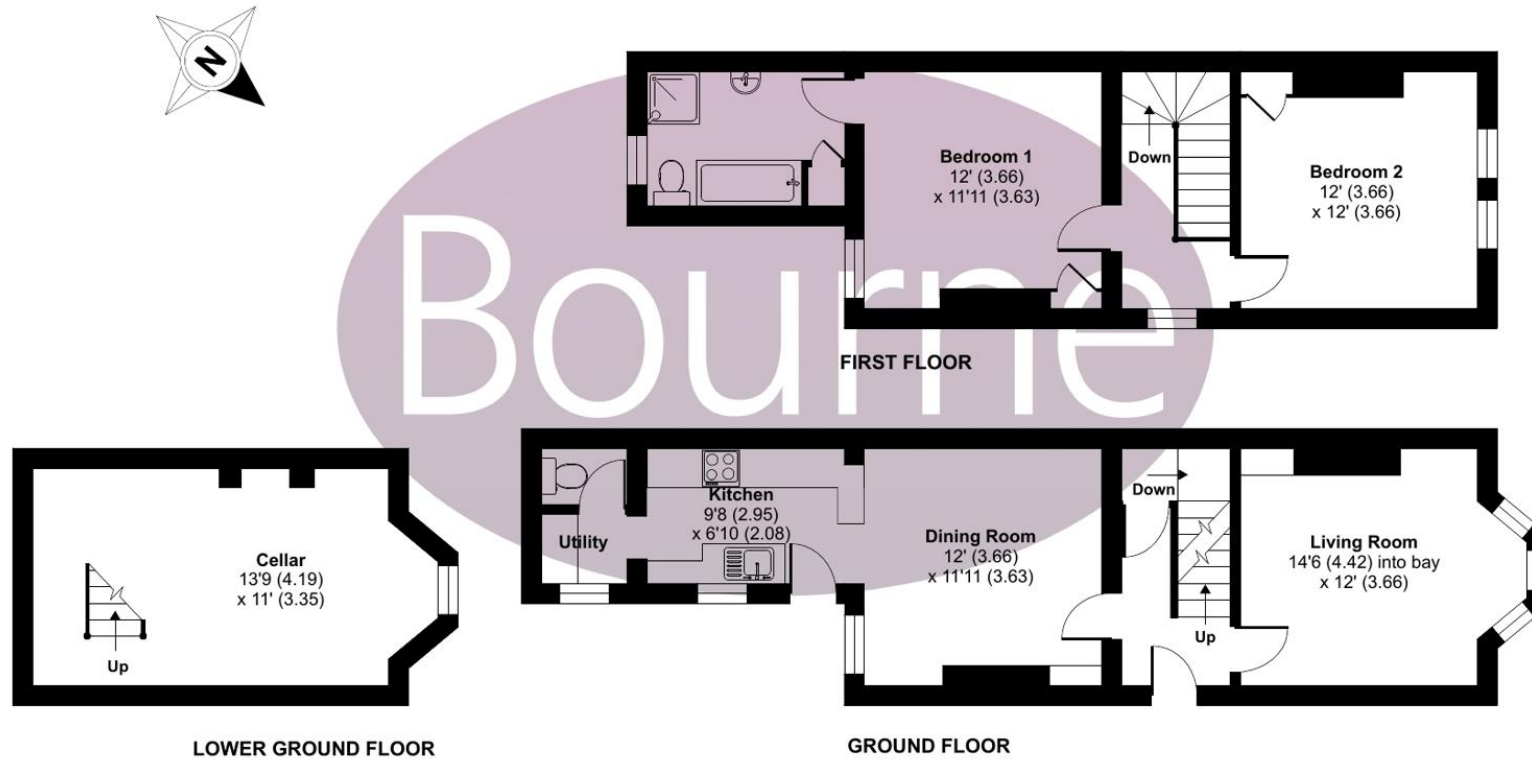
- Semi Detached
- Two Bedrooms
- Two Reception Rooms
- Utility Room
- Cellar
- Garden
- Central Location
- Council Tax Band D



Artillery Road, Guildford, GU1

Approximate Area = 1142 sq ft / 106.1 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: 1092275

Location

Artillery Road is a residential road located 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	50	
(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