



3 bed terraced house to buy in

College Road, Guildford, Surrey, GU1 4QG

£525,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Beautifully presented three-bedroom character home
- ✓ Quiet cul-de-sac location
- ✓ Heart of Guildford town centre
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A beautifully presented three-bedroom character home, tucked away in a quiet cul-de-sac in the heart of Guildford town centre, offering the perfect combination of charm, space and modern living. Ideally positioned within easy walking distance of Guildford mainline station, excellent amenities, shops and restaurants, this attractive home is ready to move straight into.

The property is approached via a welcoming entrance hall, leading to a spacious lounge with an attractive feature fireplace, creating a warm and inviting living space. A separate dining room provides the perfect setting for family meals and entertaining, while a convenient downstairs cloakroom adds practicality. To the rear, the impressive modern fitted kitchen offers an excellent range of storage and worktop space, with doors opening directly onto the beautifully landscaped, low-maintenance rear garden, ideal for relaxing and outdoor dining.

Upstairs, the generous principal bedroom benefits from built-in wardrobes, while the second double bedroom enjoys the added convenience of an en-suite WC. A further spacious double bedroom and a contemporary family bathroom with shower complete the first-floor accommodation.

Blending character features with a stylish modern finish throughout, this delightful home offers generous living accommodation in one of Guildford's most sought-after town centre locations. With three double bedrooms, a spacious lounge, separate dining room, large modern kitchen and a beautifully landscaped garden, this is a fantastic opportunity for buyers seeking a home that is full of character, impeccably presented and ready to enjoy from day one.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £525,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

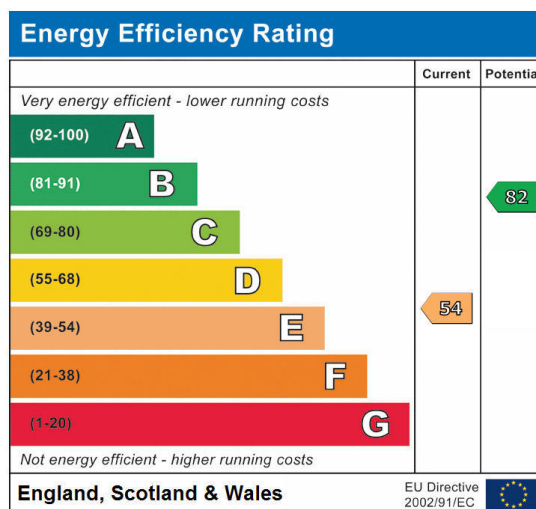
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



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Contact your local branch today for more information on this property:

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