



99 Aldershot Road, Guildford GU2 8AQ



COLLINS
Independent Estate Agent





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£435,000

Freehold

A freehold detached 1930s house that now requires full modernisation and represents a fantastic opportunity to extend, subject to planning. The property has been in the same family ownership since being built we understand and is now for sale with no chain and vacant possession.

All main services are connected including gas for the prospect of a gas central heating system and there is a modern RCD fuse board that suggests the electrics have been updated. The property is fully double glazed and has a small rear pitched extension to provide the cloakroom and a sun room of the dining room.

To summarise a house of great potential.

- Vacant detached 1930s house
- Single family ownership since built
- Driveway and space for garage
- Three bedrooms, two receptions
- Large south backing garden
- Cloakroom and bathroom
- In need of modernisation
- Electric heating
- EPC - F
- Council Tax Band E







**** LAUNCH DAY Saturday- 24th FEB**** Surprisingly only 1.5 miles by foot from Guildford mainline station and close to local amenities on the Aldershot Road that includes a large Co op, petrol station, chemist and butchers. The popular St Josephs Catholic Primary School is also a short walk and a bit further Northmead Junior School. Common land can also be found close by at Rydes Hill, Broad Street and Chitties Common. Guildford town centre and cobbled High Street is under 2 miles.



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Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

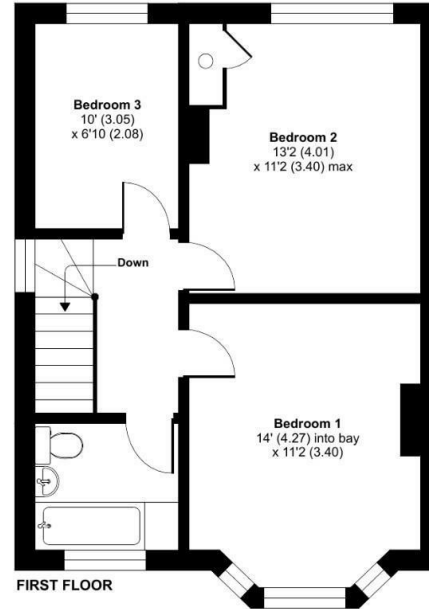
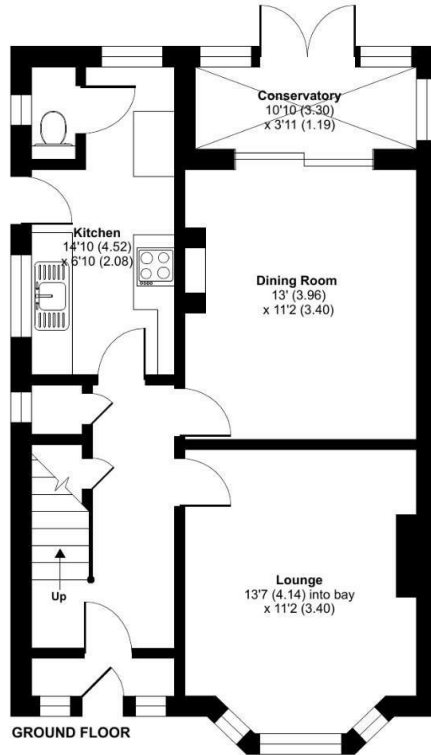
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Approximate Area = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1087560



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