



16 Church Road, Guildford GU1 4NG



COLLINS
Independent Estate Agent





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Guide price £600,000
Freehold

In the heart of the town in a popular Victorian street, close to the stations, this three bedroom stone fronted Victorian house offers great potential. Since my clients ownership in 2009 began the property has been a successful investment rental home with many improvements made during this period. The loft was converted to a bedroom and ensuite in approx 2004 and in more recent years a new boiler installed in 2022. Electrical and gas safety surveys have been carried out when needed during this time. There is obvious scope for alteration and extensions to the ground and lower ground levels. The basement offers good potential and could be converted to habitable space. The already good sized kitchen also lends itself well to a side return extension and creation of an additional WC/shower room to the ground floor. The garden is a nice feature offering a green fingered buyer a private and enclosed garden with a patio, lawn and mature beds and screening borders. Side access leads to the front via a lockable gate. The property is now for sale with no chain and vacant possession. Current tenancy expires in October 2024.



- Three bedroom Victorian house with potential
- Residents permit parking
- No through road
- A few minutes walk to Waitrose, High St and stations.
- EPC - D
- Council tax band - D





This three bedroom town centre house is found in a quiet no through road in the heart of the town. The street is Victorian with many variations of similar homes with loft rooms, basement conversions and extensions, providing growth in size and value. Within a few minutes walk is Waitrose, The High Street and both stations. This popular central part of town is ideal for a commuter who also wants the convenience of walking to Guildfords bars, restaurants and shops.



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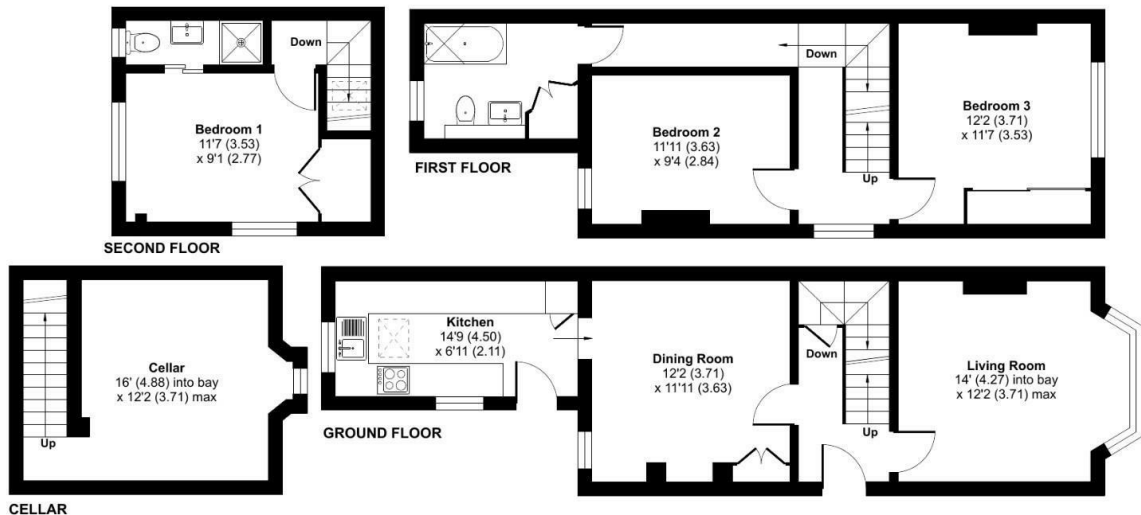
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Approximate Area = 1219 sq ft / 113.2 sq m

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: 1137339



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