



76 Stoke Road, Guildford GU1 4HR



COLLINS
Independent Estate Agent





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Informal tender £450,000
Freehold

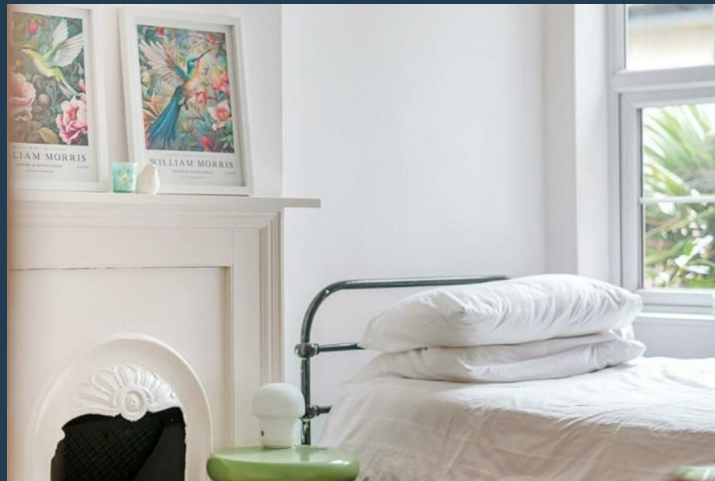
This large Victorian two bedroom home is offered for sale with no chain and is offered for sale by informal tender. The closing date for bids is Monday 1st of December 2025. The property has a versatile arrangement of accommodation over two floors with an additional large basement and store, extended kitchen and enormous master bedroom that would easily accommodate an ensuite. There are two separate receptions rooms, a good sized hall and first floor bathroom with a shower and bath. There are many character features still in tact including wooden floors, fireplaces, a bay window and high ceilings giving a genuine feeling of space. Generally there is some work to be done in the basement to make it habitable space and the bathroom would also benefit from a refurbishment. The property is heated by gas central heating and has a mixture of new and older double glazing. Outside a walled courtyard garden backing east offers a blank canvas for the next owner.

To summarise - Over 1200 square feet, very central location, character with no chain.



- Offers in excess of the guide, for sale by informal tender with a closing date for bids.
- Two double bedrooms and first floor bathroom
- Two receptions
- Large basement
- Courtyard walled garden
- Victorian features
- Extended kitchen
- EPC - D / Council tax and D
- Bids close at 12pm on 1st December 2025
- Bids only considered on tender document available on request





For sale by informal tender - Bids close on 1st December 12pm. Over 1200 square feet, this large Victorian Villa is centrally located on the Stoke Road close to local shops, Stoke Park, Waitrose and both stations. This very convenient location for central Guildford negates the need for a car, for some. North Street and the High Street are a short walk away as well as several coffee shops and pubs with dining. Parking for residents with permits can be found in roads off Stoke Road. Sandfield school and a good nursery are also close by.



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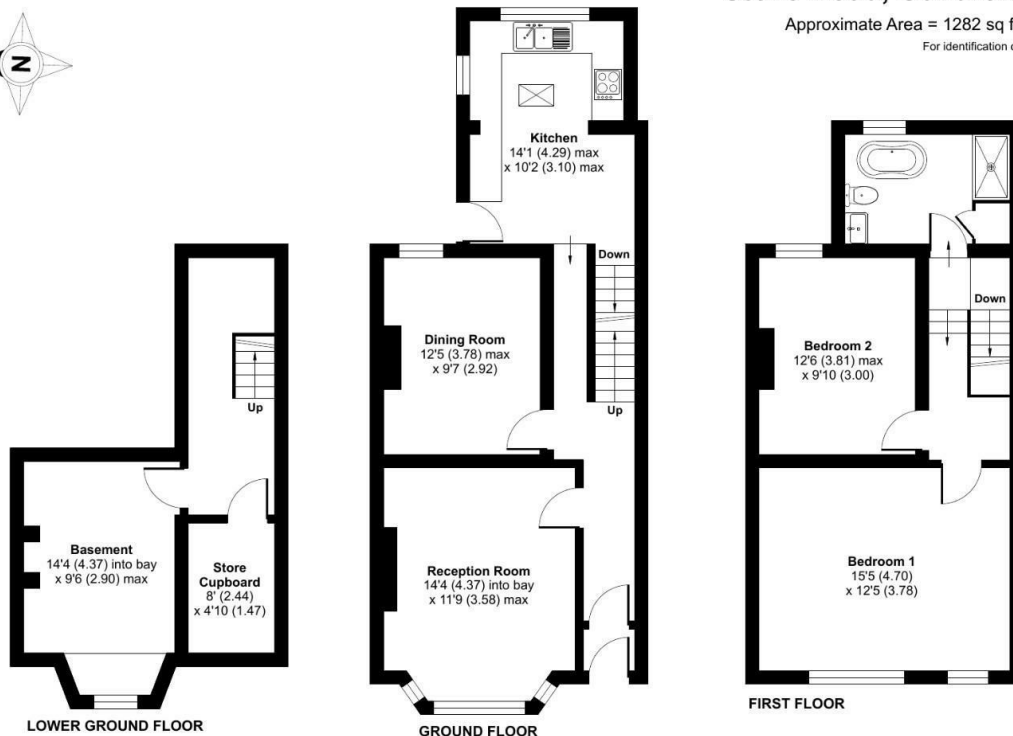
www.collinsguildford.co.uk



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Approximate Area = 1282 sq ft / 119 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1238105



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