



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£500,000

3, Sandfield Terrace

Guildford, GU1 4LN

Located in a conservation area, right in the heart of Guildford town centre, a three-bedroom mid-terrace Victorian house, now in need of renovation and refurbishment. This property is ideal for anyone looking to take on a project and is offered for sale with no onward chain.

PROPERTY SUMMARY

On the ground floor there is a spacious bay fronted living room, along with a second reception room. At the rear of the property, there is a good sized kitchen, with space for a table. and stairs from the hallway lead down to an unconverted cellar. On the first floor there are two double bedrooms, along with a small third, which could be used as a cot room or study.

Sandfield Terrace is a popular location within the town, only stone's throw away from Waitrose, with the High Street only a short distance further. The mainline station is about a 10 minute walk. The local primary School is around the corner and the house is within the catchment area for the highly acclaimed County School. The many shops, restaurants cafes and bars are all easily accessible from this central position.



3



1



2

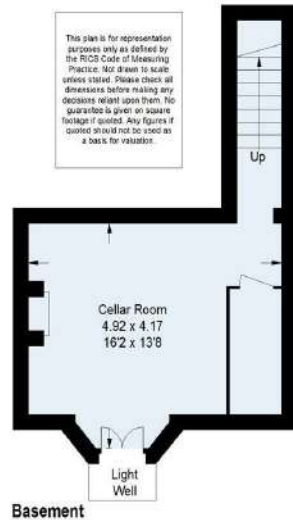




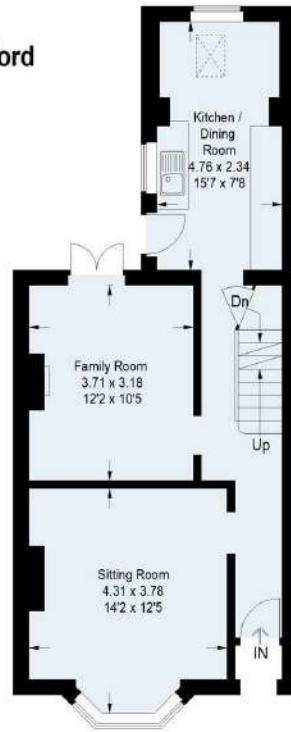
Sandfield Terrace, Guildford

Approximate Gross Internal Area
Basement = 22 sq m / 237 sq ft
Ground Floor = 49.1 sq m / 528 sq ft
First Floor = 44.5 sq m / 479 sq ft
Total = 115.6 sq m / 1244 sq ft

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Basement



Ground Floor

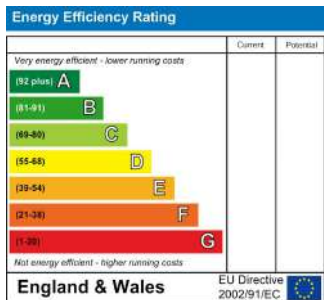


First Floor



DIRECTIONS

From the roundabout at the bottom of York Road, proceed along Woodbridge Road in the direction of the centre of town, then taking the first road on the left in to Leapale Lane. At the end, with Waitrose on your left, turn left in to Haydon Place. Follow this to the end where the road bends sharply to the right and becomes Sandfield Terrace. Number 3 is the 2nd house in.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX BAND
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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