



34 Addison Road, Guildford, Surrey, GU1 3QG

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SEMI-DETACHED VICTORIAN
HOME

POTENTIAL TO UPDATE &
MODERNISE

DOWNSTAIRS BATH &
SHOWER ROOM

POPULAR CHARLOTTEVILLE
AREA

NO ONWARD CHAIN

ACCOMMODATION OVER
THREE LEVELS

TWO/THREE DOUBLE
BEDROOMS

CONSERVATORY

TOWN CENTRE LOCATION

EPC: D

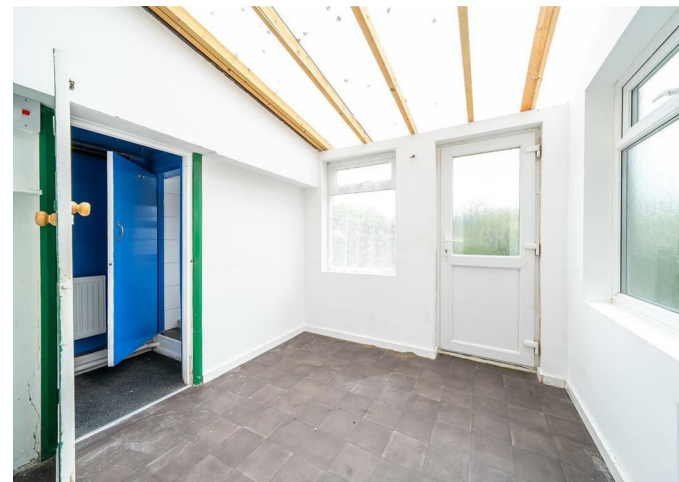


A semi-detached house with accommodation over three floors that would allow the incoming purchaser the opportunity to update and modernise; conveniently located in the centre of town, within moments of Pewley Down and nearby the High Street and London Road station.

THE PROPERTY

An attractive red brick semi-detached Victorian house with accommodation over three floors that would allow the incoming purchaser the opportunity to update and modernise. Vacant possession with no onward chain. The property is located in the sought-after Charlotteville area of town, within a short walk of the High Street and Pewley Down.

Accommodation comprises: side entrance with door to hall; living room with bay window; bedroom three/dining room with views over Charlotteville; stairs down to lower ground floor with walk-in storage room; kitchen/breakfast room with range of units; conservatory with door to garden; downstairs bathroom and separate shower room. Upstairs, on the first floor there are two double bedrooms; one with rear views over Charlotteville.



THE GROUNDS

There is a small walled front garden with pathway to side entrance. The fenced and partially-walled rear garden with views over Charlottetown is a good size and offers great potential for someone with green fingers to create something special, mostly laid to lawn with flower/shrub beds to the rear and side access to the front of the property.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.4 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 1 mile

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 22 miles

Addison Road, Guildford, GU1

Approximate Area = 978 sq ft / 90.8 sq m

For identification only - Not to scale

LOCAL AUTHORITY

Guildford Borough Council

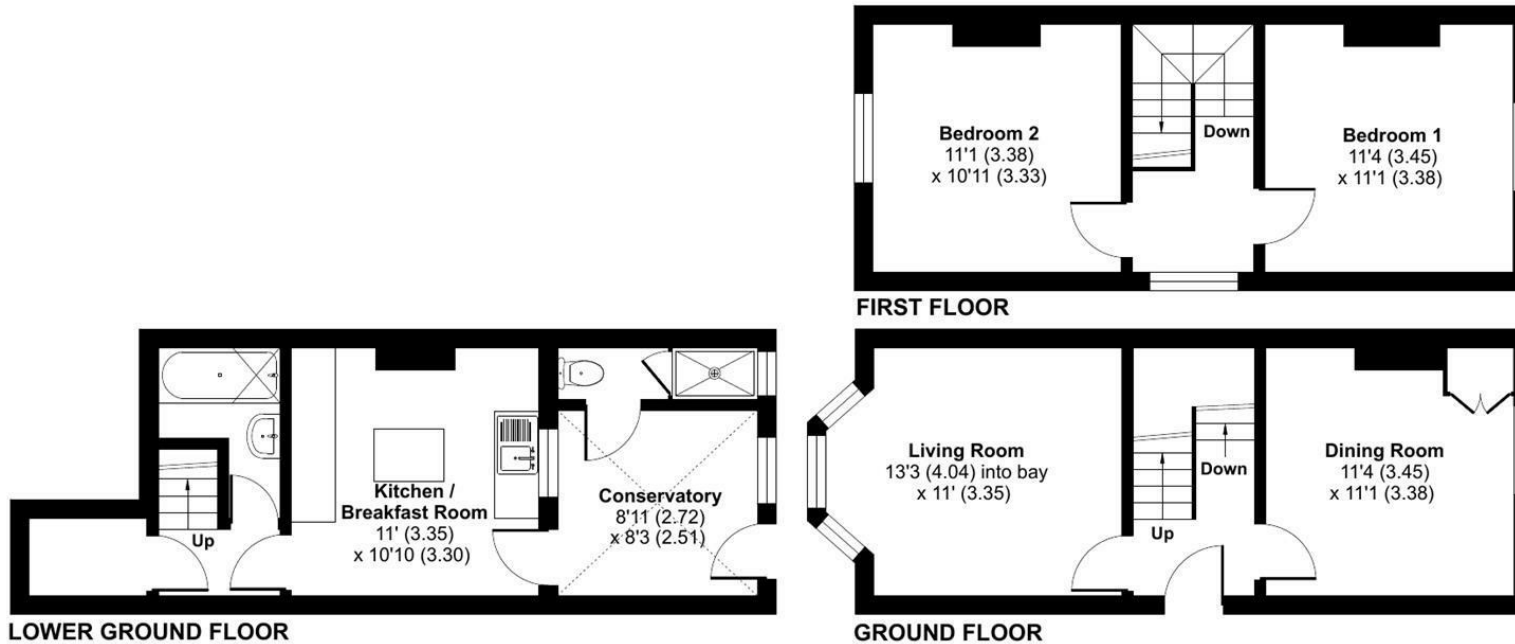
COUNCIL TAX

Band: D

SERVICES

All mains services connected

10th September 2024



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Clarke Gammon. REF: 1180698

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 3QG)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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