



**30 Fitzjohn Close, Merrow, Guildford, Surrey, GU4 7HB**



## 30 FITZJOHN CLOSE, MERROW, GUILDFORD, SURREY, GU4 7HB

- ONE BEDROOM
- BEECH STYLE KITCHEN
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL SHOPS AND FACILITIES
- NO ONWARD CHAIN
- SCOPE TO IMPROVE
- WHITE BATHROOM SUITE
- POPULAR RESIDENTIAL LOCATION
- VACANT POSSESSION
- EPC: D



**An ideal first-time purchase, this one-bedroom maisonette is conveniently situated close to local amenities within Merrow Park and allowing easy access to Guildford's town centre.**

### THE PROPERTY

Offering no onward chain, this one-bedroom first-floor maisonette offers comfortable living with the convenience of its own allocated parking space. The property is in need of modernisation but allows the incoming purchaser ample scope to create an individual home. This home is ideal for first-time buyers, investors or those looking to downsize. Situated in Fitzjohn Close, a quiet cul-de-sac in the popular Merrow Park location, offering excellent access to local shops, transport links and with Guildford town centre close by offering wider amenities.

The property features a well-proportioned reception room, perfect for relaxing or entertaining, and a kitchen fitted with beech-effect units complete with an integrated oven, electric hob and cooker hood above, stainless steel sink and vinyl flooring. The double bedroom features fitted storage cupboards. Completing the package is a three-piece bathroom suite with part-tiled walls.



## OTHER POINTS

The property benefits from its own allocated parking space.

Lease: 999 years from 1979

Ground Rent: Peppercorn

Service/Maintenance Charges: N/A

## 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 | 3.4 miles

GUILDFORD MAINLINE STATION | 3.4 miles

LONDON WATERLOO | from approx. 34 minutes by train (from Guildford mainline station)

GODALMING | 4 miles

CENTRAL LONDON | 33 miles

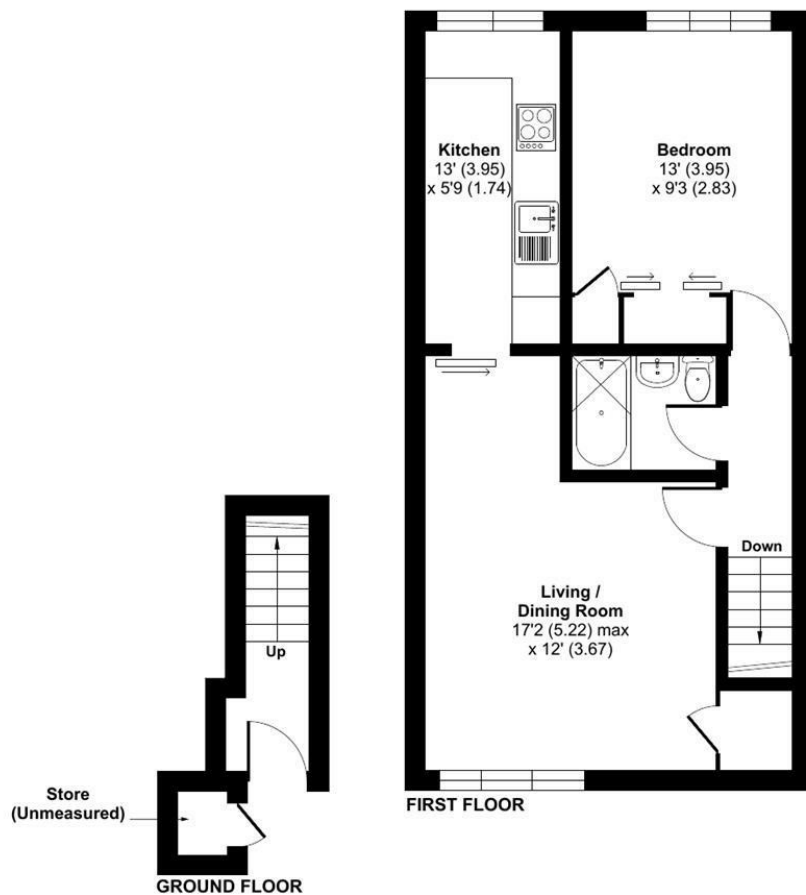
HEATHROW AIRPORT | 24 miles



# Fitzjohn Close, Guildford, GU4

Approximate Area = 495 sq ft / 45.9 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). © nctechcom 2025. Produced for Clarke Gammon. REF: 1249528

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: C

## SERVICES

The property has water, drainage and electricity connected.

There is no gas supply to the property.

The property has electric heating

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>77</b> |
| (55-68) <b>D</b>                            | <b>60</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU4 7HB)

## 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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