

106 NIGHTINGALE ROAD

Guildford



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Period semi-detached home
- Opportunity to modernise
- Investment opportunity
- 4 bedrooms
- Family bathroom
- Separate w/c
- Seprate shower room
- Arranged over 4 floors
- Courtyard garden
- Off-street parking
- No onward chain
- Short walk to Stoke Park and Guildford Town Centre

Tenure: Freehold. Council Tax Band: D. EPC: E



Approximate Gross Internal Area 1406 sq ft - 131 sq m
 Basement Area 218 sq ft – 20 sq m
 Ground Floor Area 458 sq ft – 43 sq m
 First Floor Area 365 sq ft – 34 sq m
 Second Floor Area 365 sq ft – 34 sq m



Basement Ground Floor First Floor Second Floor

FROM THE AGENT

This is a house for someone wanting to take on a proper project. It needs comprehensive renovation, but there is already a substantial amount of accommodation here, arranged across four levels.

The separate reception rooms, four bedrooms and basement give a buyer plenty to work with. For an investor or experienced renovator, that scope is likely to be the main attraction, particularly with the property being offered without an onward chain.

Warmly,

Pippa

Pippa Barnes
Associate



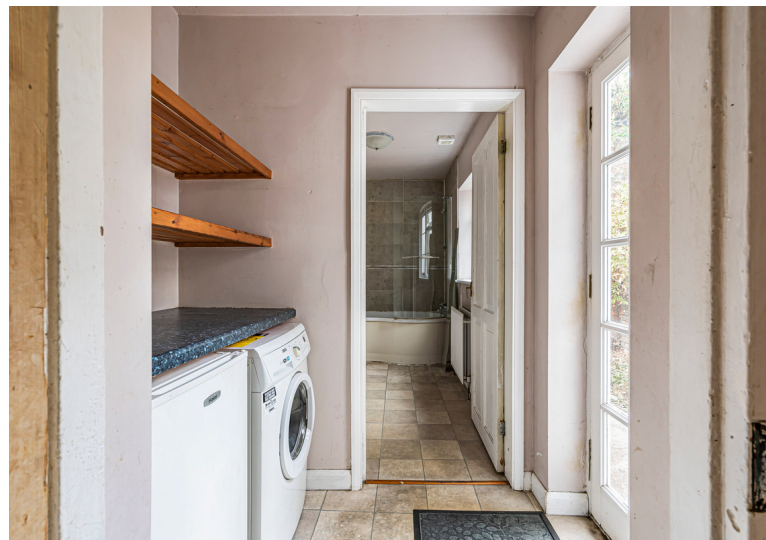
LOWER FLOORS

On the ground floor, two separate reception rooms retain the traditional arrangement of the property. Both have fireplaces as focal points and give the next owner a clear starting point when deciding how the principal living spaces should work.

The kitchen sits towards the rear, with units arranged around the perimeter, exposed floorboards and a substantial brick fireplace surround. Beyond this is a utility area and the ground-floor bathroom, with access towards the rear courtyard garden.

This entire level requires comprehensive updating. Importantly, there is enough existing accommodation for a buyer to look beyond replacing finishes and consider how the lower floors could be reworked as part of a wider renovation.

The basement room adds useful space beyond the main ground floor. At approximately 218 sq ft, it forms an interesting part of the renovation opportunity and could be reconsidered alongside the rest of the house.



THE SETTING

The value of 106 Nightingale Road lies in its scale, period character and the scope to make meaningful changes.

This is not a cosmetic refurbishment. The house requires a complete overhaul, but that also gives the next owner the freedom to approach the property as a whole — updating its services and finishes while reconsidering how the four floors are used.

For investors, developers or buyers wanting a substantial project, it is an opportunity to take an established period house and create something markedly different from what stands there today.



UPPER FLOORS

Two bedrooms occupy the first floor, alongside a separate shower room. Both bedrooms are good-sized rooms within the existing layout, with period fireplaces providing a reminder of the house's original character.

Two further bedrooms are arranged across the second floor within the roofline. The larger of these has an arched window and an elevated outlook.

With four bedrooms spread across the upper two floors, there is already a substantial amount of sleeping accommodation. As with the rest of the property, these floors require modernisation, giving the next owner the opportunity to update the rooms and reconsider the bathroom arrangement as part of the overall project.





Chantryes & Pewleys

01483 405222

guildford@chantriesandpewleys.com

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ

No Cycling
Permitted