CAVENDER

ESTATE AGENT



Applegarth Avenue, Guildford, GU2 8LT

Guide Price £550,000

Offered with no onward chain, this well-presented six-bedroom semi-detached home in Guildford's sought-after GU2 area offers flexible accommodation over two floors. Ideally located close to the University of Surrey and Royal Surrey County Hospital, it is a fully licensed HMO investment and offers excellent rental yield potential.







Description

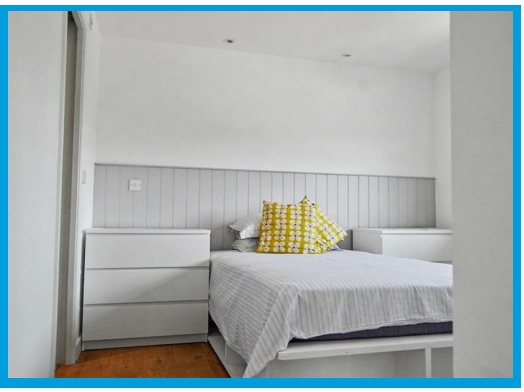
Offered to the market with no onward chain, this spacious six-bedroom semi-detached home presents an excellent opportunity for an investor to take on a fully licensed HMO investment. Situated in the popular GU2 area of Guildford, the property offers flexible and well-proportioned accommodation arranged over two floors and is presented in good condition throughout.

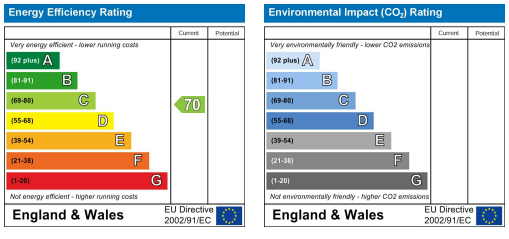
The versatile layout provides ample living space and six generous bedrooms and six bathrooms. The property's configuration and location make it particularly attractive for those seeking strong rental demand and excellent income potential.

Ideally positioned close to the University of Surrey, the Royal Surrey County Hospital and a range of local amenities, the property also benefits from convenient access to Guildford town centre and excellent transport links.

Combining a sought-after location, flexible accommodation and the advantage of no onward chain, this property offers a rare opportunity to secure a home with both immediate appeal and excellent long-term investment potential, with the prospect of a strong rental yield of approximately 10%.









17-19 Epsom Road • Guildford • Surrey • GU1 3JT
T: 01483 457728 • E: info@cavenders.co.uk • www.cavenders.co.uk