

CAVENDER

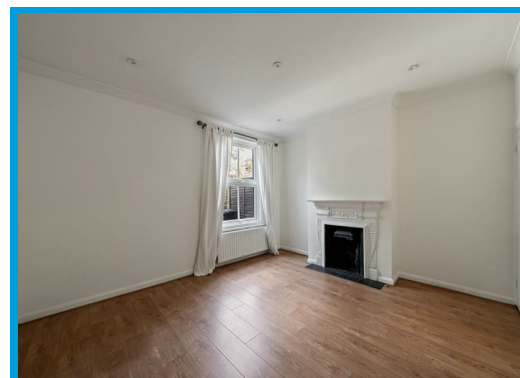
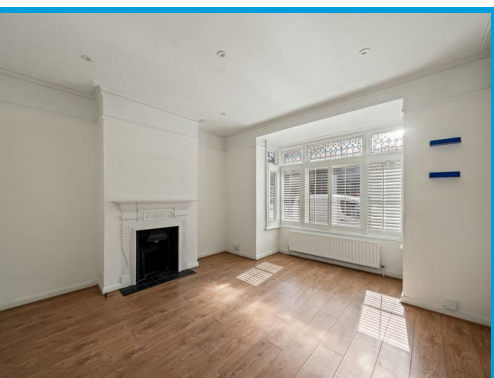
ESTATE AGENT



College Road, Guildford, GU1 4QG

By Auction £495,000

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £495,000**** A beautifully presented three-bedroom character home in a quiet cul-de-sac, just moments from Guildford town centre and the mainline station.



Description

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £495,000**** A beautifully presented three-bedroom character home, tucked away in a quiet cul-de-sac in the heart of Guildford town centre, offering the perfect combination of charm, space and modern living. Ideally positioned within easy walking distance of Guildford mainline station, excellent amenities, shops and restaurants, this attractive home is ready to move straight into.

The property is approached via a welcoming entrance hall, leading to a spacious lounge with an attractive feature fireplace, creating a warm and inviting living space. A separate dining room provides the perfect setting for family meals and entertaining, while a convenient downstairs cloakroom adds practicality. To the rear, the impressive modern fitted kitchen offers an excellent range of storage and worktop space, with doors opening directly onto the beautifully landscaped, low-maintenance rear garden, ideal for relaxing and outdoor dining.

Upstairs, the generous principal bedroom benefits from built-in wardrobes, while the second double bedroom enjoys the added convenience of an en-suite WC. A further spacious double bedroom and a contemporary family bathroom with shower complete the first-floor accommodation.

Blending character features with a stylish modern finish throughout, this delightful home offers generous living accommodation in one of Guildford's most sought-after town centre locations. With three double bedrooms, a spacious lounge, separate dining room, large modern kitchen and a beautifully landscaped garden, this is a fantastic opportunity for buyers seeking a home that is full of character, impeccably presented and ready to enjoy from day one.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

