



16 Addison Road, Guildford GU1 3QG



COLLINS
Independent Estate Agent





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Asking price £615,000
Freehold

A beautifully presented two bedroomed Victorian flint fronted semi detached house located in the sought after Charlotteville. This property has been the subject of much improvement in recent years and now features a clean and stylish contemporary feel throughout. Recent improvements include new windows and doors, sash hardwood windows to the front elevation, fitted shutters and a new fireplace with log burning stove. The main bathroom is also recently replaced with attractive tiling. The kitchen is stainless steel with a further utility room with space for appliances and a large fridge freezer. An extension to the rear provides a dining space overlooking the garden and adjoins a hobbies room, that was originally the garage. Other noteworthy features include a cloakroom and a converted basement that is currently used as a dedicated work from home space. The property is heated by gas central heating with a Bosch modern boiler still under warranty. Outside the garden is lawned with hedged and fenced borders and a garden shed.



- Attractive Victorian flint home
- Two double bedrooms
- Ensuite bathroom and downstairs cloakroom
- Basement used as an office, Fully boarded loft space
- New windows and modern boiler, recent electrical update
- Cosy sitting room with log burner, Log store
- Stunning stainless steel kitchen and large utility
- Hobbies room and dining room
- Dropped Kerb for driveway
- Council tax band - D and EPC - D





Addison Rd is a very popular location being located high above the town on the slopes of Pewley Downs. This conservation area is very popular with families as Holy Trinity Pewley Down School is in the road. Without doubt though the unique situation of the Downs being at one end of the road and the town at the other is the main feature but the road is also famous for its strong community atmosphere. To summarise a unique & lovely place to settle in the town centre.



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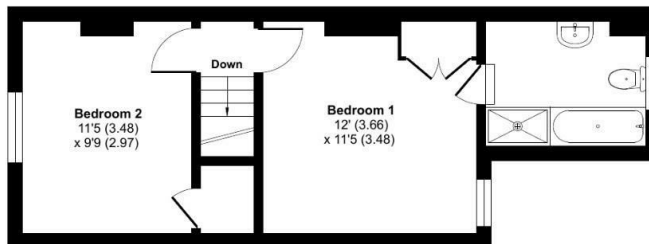
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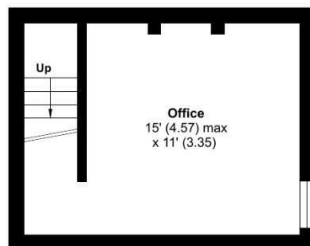
Addison Road, Guildford

Approximate Area = 1160 sq ft / 108 sq m

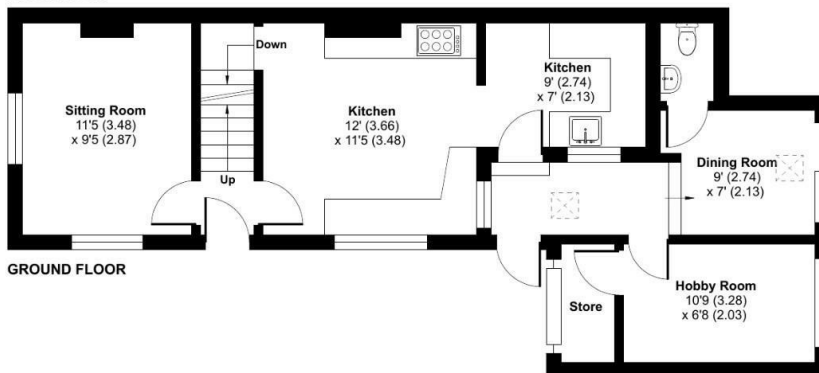
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FIRST FLOOR



BASEMENT



GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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