



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£475,000

43A, Quarry Street

Guildford, GU1 3XQ

A three-storey attached town house, converted from a Grade II Listed historic building, set in the heart of the town, within a short walk of the High Street, the station and all the shops, pubs and restaurants, yet close to riverside walks

PROPERTY SUMMARY

A recently converted three storey attached town house, forming part of a lovely old Grade II Listed building in a very attractive street of similar character properties in the heart of the town. 43A has its own front door off Quarry Street and one parking space in Racks Close. A staircase rises from the front door to the ground floor hall where there is access to the kitchen and a laundry room with WC. Stairs lead down from the hall to a reception room, and stairs lead up from the hall to the first floor landing where there are two bedrooms and a shower room.





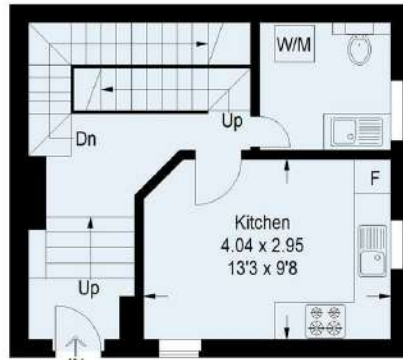
Quarry Street, Guildford

Approximate Gross Internal Area
81.56 sq m / 877.90 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



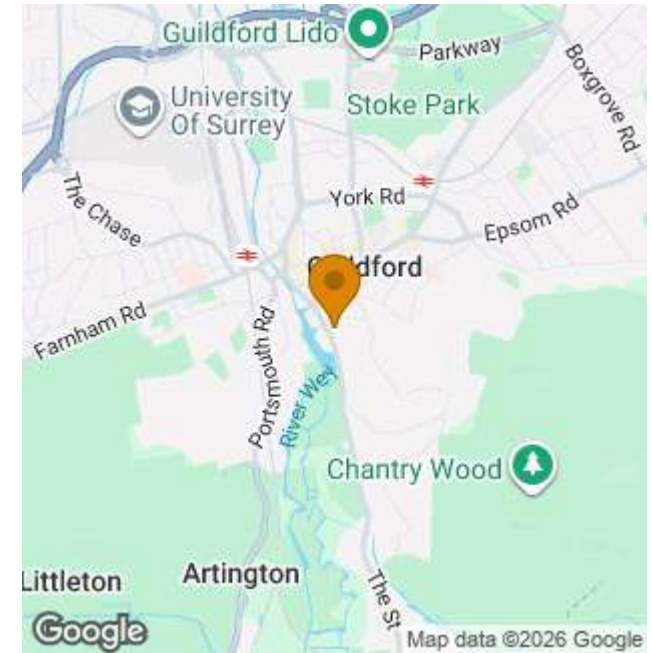
Basement



Ground Floor

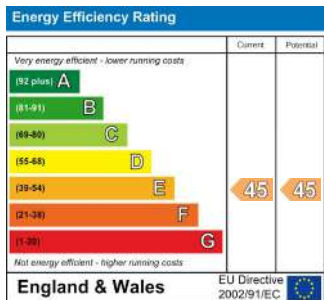


First Floor



DIRECTIONS

From the bottom of the High Street, bear right into Quarry Street and continue past the Church, our office and The Kings Head pub. Carry on past the Castle Arch turning to Castle Hill and turn left just after the high pavement into Racks Close, where the parking space for 43A is immediately on the left.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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