



68 Addison Road, Guildford, Surrey, GU1 3QF

CLARKE  GAMMON  
1919



**68 ADDISON ROAD,  
GUILDFORD, SURREY, GU1 3QF**

INVESTMENT BUYERS ONLY

ACCOMMODATION ACROSS  
THREE FLOORS

THREE BEDROOMS

THREE RECEPTION ROOMS

KITCHEN & BATHROOM

MANY ORIGINAL FEATURES

POPULAR CHARLOTTEVILLE  
AREA

NEARBY THE HIGH STREET

CLOSE TO PEWLEY DOWN

EPC: G



**An attractive three-bedroom  
Victorian cottage, situated in the  
popular Charlotteville area of  
Guildford within just half a mile  
of the High Street and a short  
walk from Pewley Down.**

**THE PROPERTY**

INVESTMENT BUYERS ONLY - occupied under a regulated tenancy since 1967.

An attractive red brick, halls-adjoining semi-detached Victorian cottage that is well presented throughout but would benefit from a degree of updating and modernisation to bring it up to modern day standards. It is situated in a residential road in the sought-after Charlotteville area of Guildford's town centre, just moments from Pewley Down and allowing convenient access to the High Street, both railway stations and excellent local schools.

Accommodation comprises: entrance hallway; living room with original sash window; dining room; kitchen fitted with a range of wall and base units with laminate worktops; three bedrooms, two with fitted wardrobes; basement room; outer lobby giving access to rear garden; bathroom fitted with a white suite comprising bath with shower above, basin, W.C. and part-tiled walls.





## THE GROUNDS

To the front of the property, there is a small well-maintained front garden with pathway to the front door. The rear garden has a level area of lawn extending to approximately 35ft and is not overlooked with secure fenced perimeter.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 40 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. Sporting and recreational facilities are extremely well catered for at the Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.5 miles

LONDON ROAD STATION | 0.7 miles

GUILDFORD MAINLINE STATION | 1.1 miles

LONDON WATERLOO | from approx. 32 minutes (from Guildford mainline station)

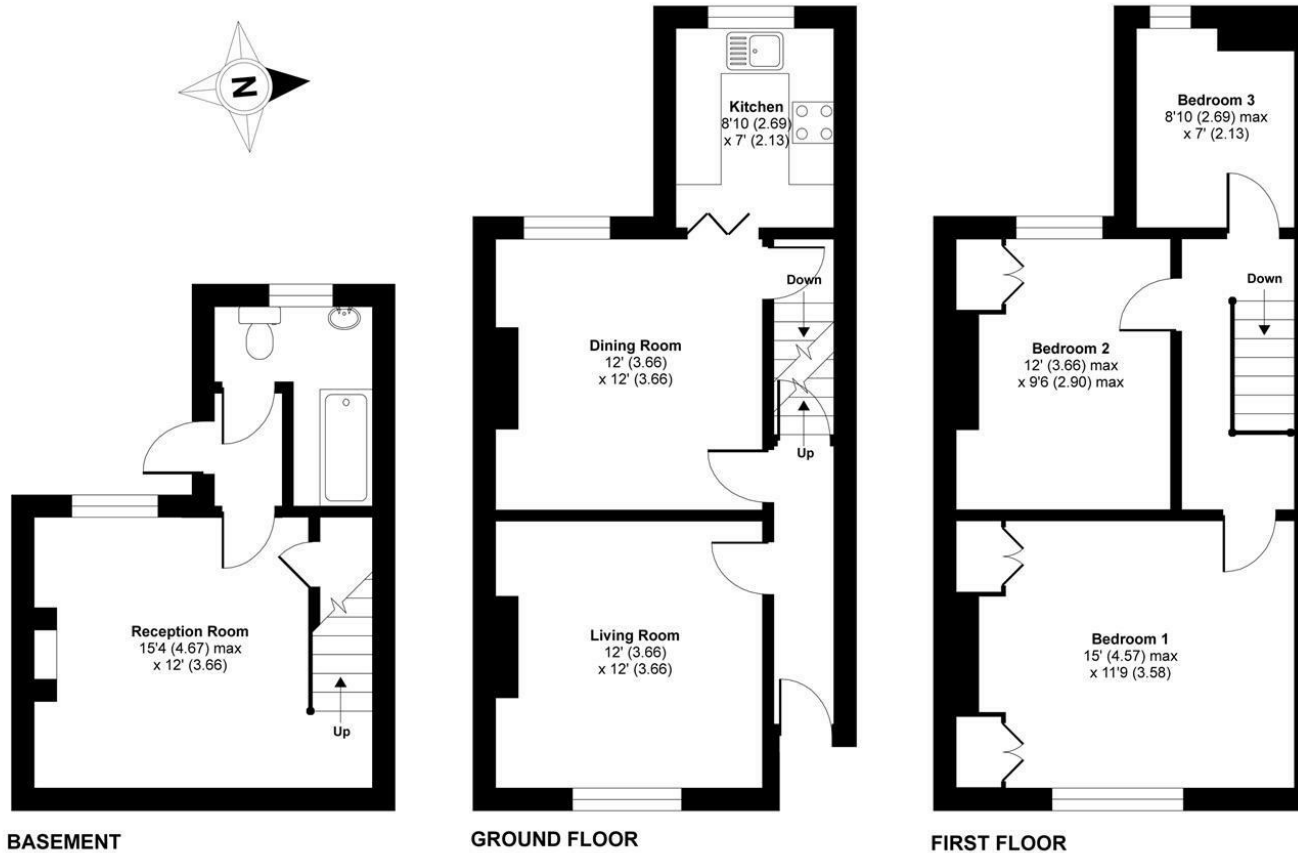
CENTRAL LONDON | 32 miles

GATWICK AIRPORT | 25 miles

# Addison Road, Guildford, GU1

Approximate Area = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



BASEMENT

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Clarke Gammon. REF: 770070

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band: E

## SERVICES

All mains services connected

5th October 2021

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>18</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS:

SAT NAV REF: (Post Code: GU1 3PS)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

