



76 Nightingale Road, Guildford, Surrey, GU1 1EP

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SEMI-DETACHED VICTORIAN
HOME

TWO DOUBLE BEDROOMS

DOWNSTAIRS BATHROOM

TOWN CENTRE LOCATION

NO ONWARD CHAIN

POTENTIAL TO UPDATE &
EXTEND, STPP

TWO RECEPTION ROOMS

POTENTIAL FOR OFF-ROAD
PARKING

OPPOSITE STOKE PARK

EPC: E



A semi-detached house that would allow the incoming purchaser the opportunity to create a lovely home; conveniently located in the centre of town, in a popular road opposite Stoke Park, close by to both London Road and Guildford mainline station.

THE PROPERTY

A classic red brick semi-detached Victorian house that would allow the incoming purchaser the opportunity to update and make their mark whilst allowing potential to extend, subject to the usual consent. The property is located in the town centre opposite Stoke Park, within a short walk of the High Street, London Road and Guildford mainline station.

Accommodation comprises: side entrance with door to hall; living room with bay window, feature fireplace and stripped wood floorboards; dining room with laminate wood-effect flooring; kitchen fitted with white units and laminate worktops, fitted oven and electric hob and laminate wood-effect flooring; downstairs bathroom fitted with a white suite comprising bath, basin with vanity unit under, W.C and heated towel rail. Upstairs, there are two double bedrooms, both with stripped wood floorboards with a further bedroom/store room through bedroom one.



THE GROUNDS

To the front of the property, there is a front garden laid to lawn with a paved pathway to the entrance at the side. This frontage could allow the incoming purchaser to create off-street parking as other neighbouring houses have done, subject to planning consent. To the rear, the fenced garden is a decent size and offers great potential for someone with green fingers to create something special, as it's currently a blank canvas having just been cleared. There is a paved terrace area and timber side gate allowing access to the front of the property.

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. 35 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 Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, 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 | 0.4 miles

LONDON ROAD STATION | 0.3 miles

GUILDFORD MAINLINE STATION | 0.8 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

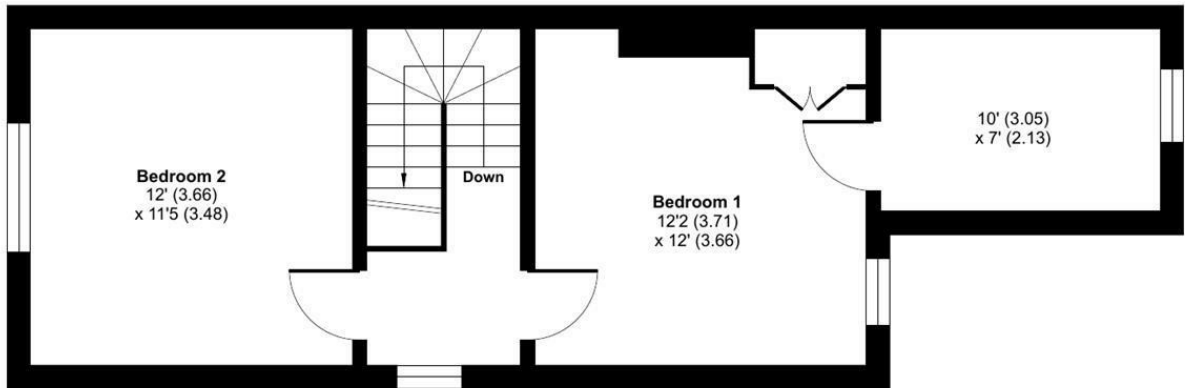
CENTRAL LONDON | 30 miles

HEATHROW AIRPORT | 22 miles

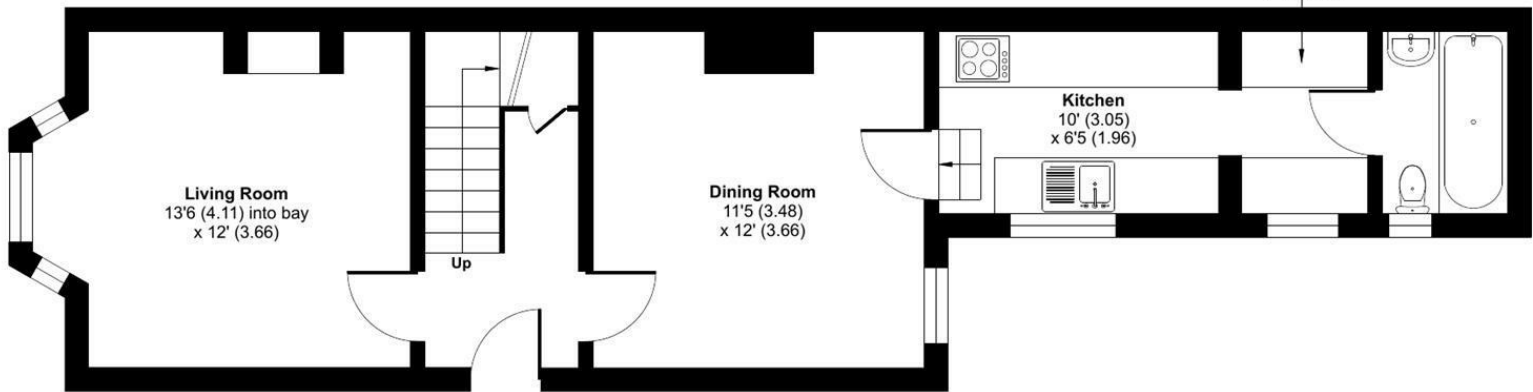
Nightingale Road, Guildford, GU1

Approximate Area = 930 sq ft / 86.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1201046

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected

11th November 2024

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 1EP)

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

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HASLEMERE OFFICE
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LIPHOOK OFFICE
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