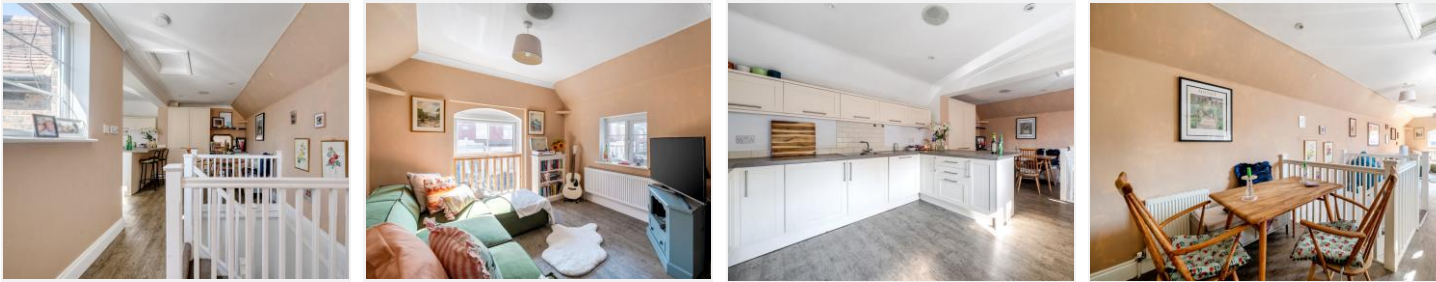


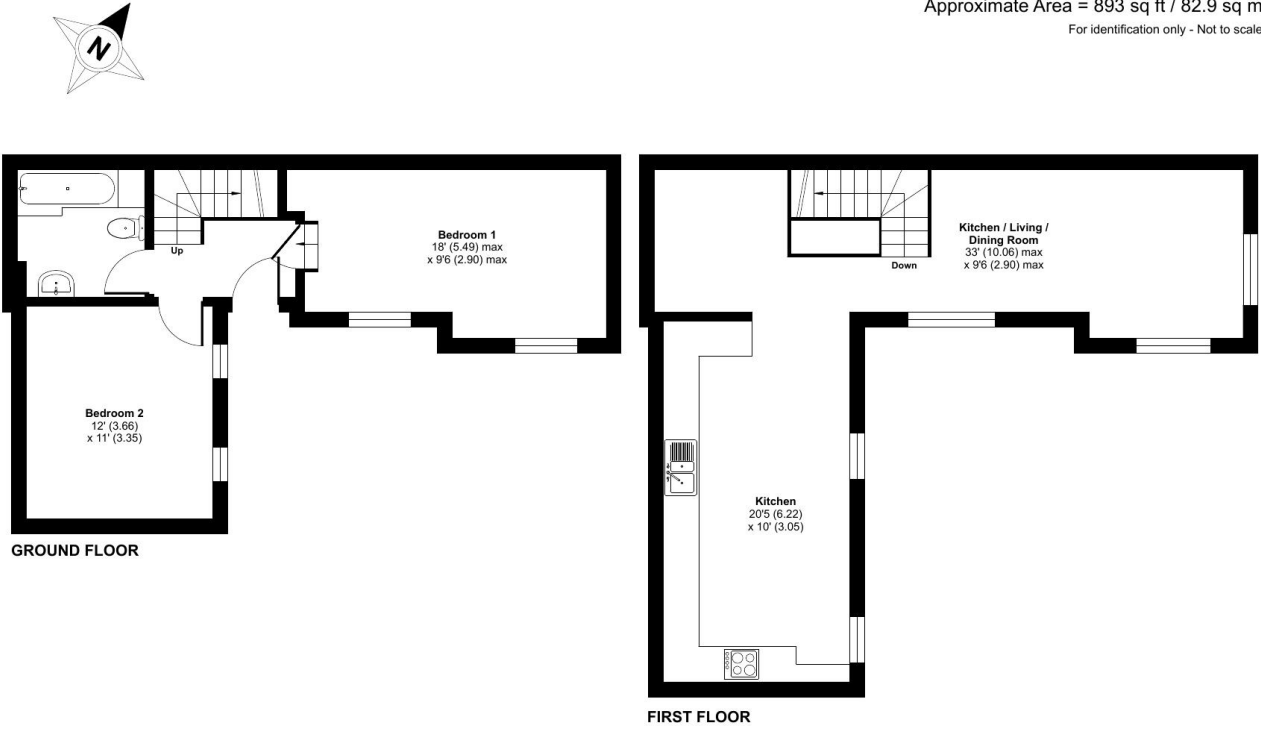
Artillery Terrace, Guildford, GU1

Approximate Area = 893 sq ft / 82.9 sq m
For identification only - Not to scale



Church Cottage, 37 Artillery Terrace
Guildford, Surrey, GU1 4NL

£375,000 Guide Price



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Seymours Estate Agents. REF: 1042831



Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 893 sq. ft
- Guildford 0.4 miles
- Two bedrooms
- Semi-detached house
- Period property
- No onward chain
- Within easy reach of Guildford Town Centre
- Excellent Transport Links
- Wide range of amenities nearby
- Permit parking available

No onward chain. A well-presented two bedroom semi-detached character home offering spacious and well-balanced accommodation, conveniently situated within easy reach of Guildford town centre and its excellent range of amenities.

The accommodation is arranged over two floors, with the ground floor comprising two generous double bedrooms and a stylish, fully tiled bathroom fitted with a bath incorporating a shower over, wash hand basin and WC.

Stairs lead to the first floor where the impressive open-plan living space provides clearly defined areas for relaxing, dining and entertaining. The sitting area enjoys excellent natural light, while the fitted kitchen is equipped with a comprehensive range of eye and base level units, generous work surfaces, an integrated oven and hob, together with space for white goods. The open-plan layout creates a sociable and versatile living environment, ideal for modern day-to-day living.

Permit parking is available through Guildford Borough Council.

Guildford is a vibrant and historic county town, offering an excellent selection of shops, restaurants, cafés and leisure facilities, together with cultural venues including G Live and the Yvonne Arnaud Theatre. The mainline railway station provides regular services to London Waterloo in approximately 35–40 minutes, while the nearby A3 offers convenient road links to London, the M25 and the south coast. The beautiful Surrey Hills National Landscape is also within easy reach, providing superb opportunities for walking, cycling and enjoying the surrounding countryside.

Transport Links

Guildford 0.4 miles

London Road (Guildford) 0.4 miles

Council tax band: Tax band D

Local authority:

Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk

