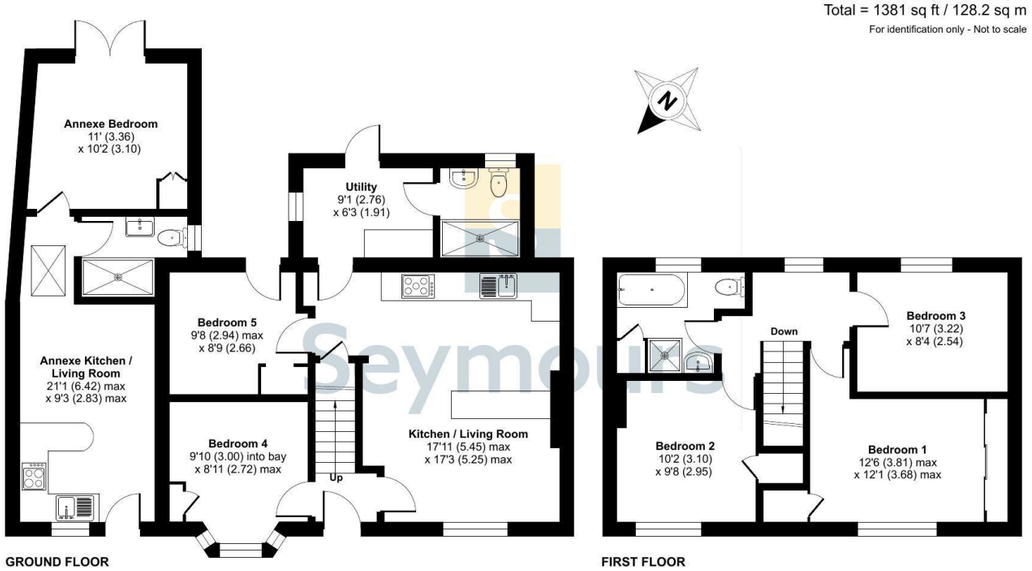
Floorplan

Hereford Close, Guildford, Surrey, GU2

Approximate Area = 1062 sq ft / 98.6 sq m
Annexe = 319 sq ft / 29.6 sq m
Total = 1381 sq ft / 128.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1524076





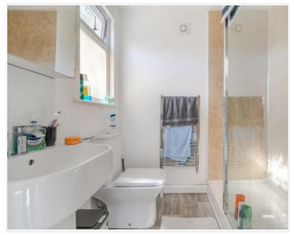


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Seymours











2 Hereford Close
Guildford, Surrey, GU2 9TA

£525,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 6 bedrooms
- 3 baths
- EPC Rating B
- 1381 sq. ft
- Guildford 2.0 miles

- Investors only
- Very high rental yield
- No onward chain
- HMO licence
- Semi-detached five bedroom house with generous south-facing garden
- One bedroom self-contained annexe flat with spacious private patio
- Three bathrooms and separate utility room
- Off-street parking for three cars
- Solar panels with high EPC rating
- Fully renovated in contemporary style
- Conveniently located for the University of Surrey and Guildford town centre

Offered to investors only, this renovated five bedroom semi-detached house and separate, self-contained one bedroom annexe flat present an established and popular rental opportunity in Guildford. The two tenancies currently produce a combined rent of £4,825 per month, equivalent to £57,900 per year and a gross yield of 11% at the £525,000 guide price. The property also benefits from solar panels with battery storage, an EPC rating of B and off-street parking for three cars.

The main house has been extensively updated to provide contemporary accommodation for five student tenants. On the ground floor, the kitchen and living room offers a shared space, with a modern fitted kitchen alongside room to dine and relax with the large wall-mounted TV. Two double bedrooms, a shower room and a separate laundry room complete this level.

Upstairs are three further double bedrooms and a bathroom with a bath and separate shower. The renovation has also included a new gas central heating system with a modern combi boiler, updated internal doors, low-energy lighting, mains-powered detectors and ethernet connections to all bedrooms.

The annexe flat, known as 2A Hereford Close, provides independent accommodation with its own entrance. It comprises an open-plan kitchen and living room, a shower room and a double bedroom leading to a spacious private patio garden with a storage shed. The annexe flat is currently let to two students, separately from the main house.

The main house enjoys a particularly large south-facing rear garden, while the forecourt provides parking for approximately three cars. White goods, carpets, curtains and furniture are included in the sale, offering continuity for the existing lettings.

The main house is currently let at £3,500 per month and the annexe flat at £1,325 per month. The property is freehold, and the supplied HMO licence details show licence HMO427 expiring on 28 October 2029. For an investor looking further ahead, the layout of the main house may offer scope for reinstatement to a family residence with the annexe used as self-contained accommodation for a relative or for rental income.

Hereford Close is in an established residential neighbourhood on Guildford's western side, approximately 0.4 miles to local shops and supermarket, 1.3 miles to the University of Surrey and 2.2 miles to Guildford High Street. The Royal Surrey County Hospital and Surrey Research Park are also within easy reach. Guildford town centre offers a wide choice of shops, restaurants and leisure facilities, together with mainline rail services to London Waterloo.

Transport Links

Guildford 2.0 miles

London Road (Guildford) 2.1 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold

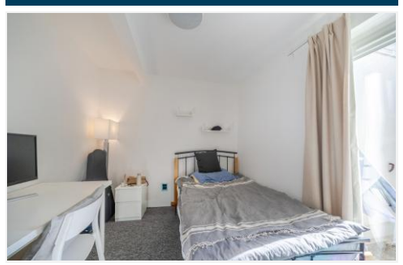


Spacious accommodation





Investors only



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