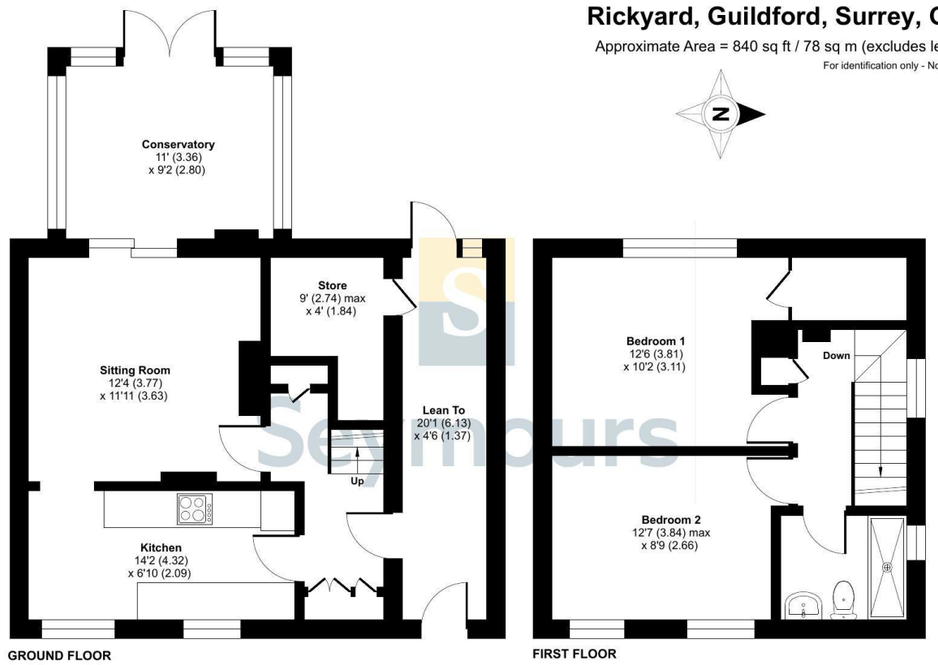
Floorplan









Seymours











46 Rickyard
Guildford, Surrey, GU2 8JP

£350,000 Guide Price

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

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Property details

- 2 bedrooms
- 1 bath
- EPC Rating F
- 840 sq. ft
- Guildford 1.5 miles

- Semi-detached house
- Two bedrooms
- Enclosed rear garden
- Off-street parking
- Excellent transport links
- Approximately two miles from Guildford town centre
- Highly-regarded schools nearby
- Well-presented

Offered to the market with no onward chain, this two bedroom semi-detached house offers well-proportioned accommodation, a conservatory, driveway parking and an enclosed rear garden. Situated in an established residential area of Guildford, the property provides comfortable living space with further potential for a purchaser to modernise and personalise to their own taste.

The accommodation is approached via an entrance porch, which leads through to the kitchen and sitting room. The kitchen is fitted with a range of wall and base units, complemented by work surfaces, tiled splashbacks and space for freestanding appliances. A window overlooking the front provides natural light, whilst there is also space for a small breakfast table, making this a practical area for everyday dining.

The sitting room is a comfortable and inviting reception space, featuring a fireplace with a stone surround and ample room for seating. Sliding glazed doors open into the conservatory, creating a pleasant connection between the two rooms and allowing natural light to flow through. The conservatory is currently arranged as a dining room, with windows overlooking the rear garden and French doors providing direct access outside. This versatile additional space is ideal for dining, relaxing or entertaining.

Upstairs, the first floor provides two well-proportioned double bedrooms, both offering flexibility for bedroom furniture and storage. The principal bedroom benefits from a built-in cupboard, whilst the second bedroom provides an equally useful space, suitable for guests, family members or those requiring a home office. Completing the accommodation is a shower room fitted with a corner shower enclosure, wash hand basin and WC.

Outside, the property enjoys an enclosed rear garden, predominantly laid to lawn with established shrubs and planting along the boundaries. A paved patio provides space for outdoor seating and dining, whilst a garden shed offers useful storage. To the front, a substantial block-paved driveway provides convenient off-street parking. An adjoining lean-to and separate store offer additional practical storage space.

The property is situated in the Park Barn area of Guildford, conveniently positioned for local shops, schools and amenities, with the Royal Surrey County Hospital, University of Surrey and Surrey Research Park all within easy reach. Guildford town centre, approximately 2 miles away, offers an excellent selection of shops, restaurants, cafés and leisure facilities. Guildford mainline station provides regular services to London Waterloo in approximately 35–40 minutes, whilst the nearby A3 offers convenient road connections towards London, the M25 and the south coast. The surrounding Surrey countryside also provides a wealth of opportunities for walking and outdoor recreation.

Transport Links

Guildford Station 1.5 miles

London Road Station 2.1 miles

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

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

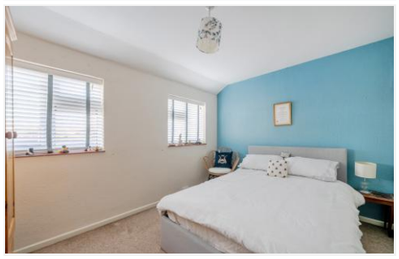


No onward chain





Convenient location



The Property Ombudsman

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