



ESTATE AGENTS



32 Homestall, Guildford, Surrey, GU2 8JT

£425,000

# 32 Homestall, Guildford, Surrey, GU2 8JT

This superb four double bedroom house is situated close to the university, hospital, research park and being within just over a mile of the mainline station. The property is rented for £2100pcm and thereby represents an excellent rental investment returning well over 6% per annum. The property also benefits from solar panels providing a tax free, inflation proofed income of approximately £1500pa, considerably adding to the annual return for an investor as well as making it more appealing for tenants as it somewhat reduces their fuel costs.

The front door leads into the outer hallway with direct access to the garden. A door leads into the hall with a under the stairs cupboard and a door to the bathroom comprising a bath with shower above, WC and wash hand basin. To the front is the large lounge with a window to the front. Off the lounge is the galley kitchen comprising of fitted units, electric oven, electric hob and space for further kitchen appliances. To the rear of the kitchen is a utility area with a window to the rear. To the rear of the house is one of the large bedrooms with French doors leading onto the patio area of the rear garden.

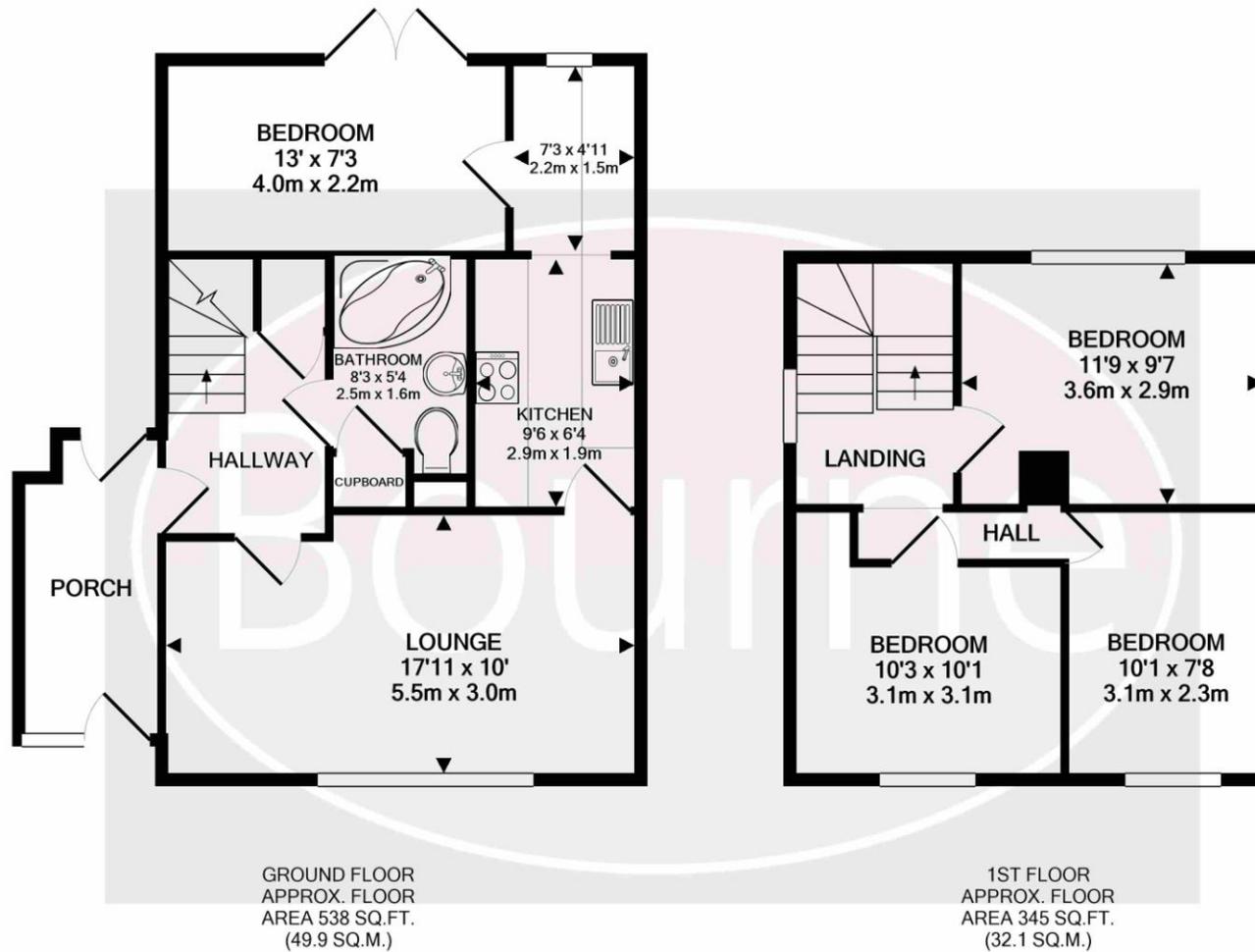
On the 1st floor are three further large bedrooms all with space for a small double bed, wardrobe and desk.

To the rear is the large garden. At the front of the house is a smaller garden with a driveway to the side.

- Fantastic Rental Investment
- 4 Great Sized Bedrooms
- Kitchen
- Bathroom
- Large Garden
- Driveway Parking
- Sold with Tenants in Situ
- No Onward Chain



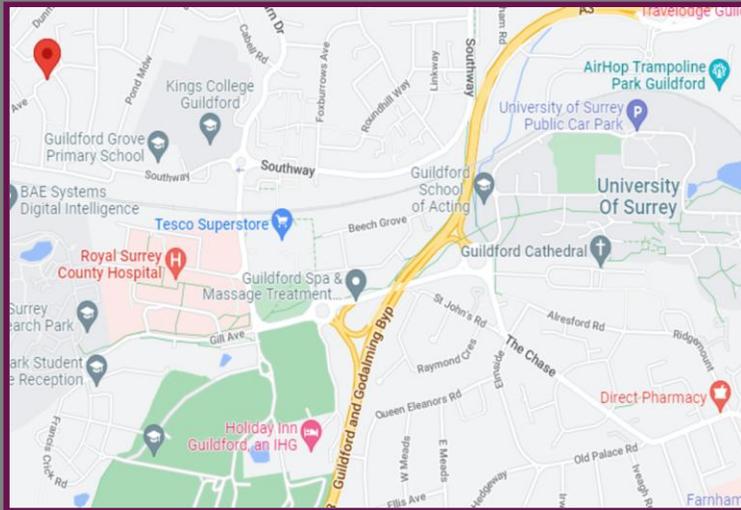
# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# Location

Homestall is a residential road running off Applegarth Avenue in an area north of Guildford town centre and within just over a mile of the mainline station. The area is very well served by local bus routes and the A3 which connects to London, the M25 and the south coast is within approximately 3/4 of a mile. The hospital, research park and university are all within 1/2 mile of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	79   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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