



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house
- Full vacant possession on completion

**Location:** The property is situated on Madrid Road within close proximity to Guildford Station, as well as Guildford County School, which is rated Outstanding by Ofsted. Public transport links include Guildford Mainline Station with direct links to London Waterloo, together with a network of local bus services serving the surrounding vicinity. Road links include the A3 and the M25, both of which are easily accessible from Guildford. An extensive range of shopping amenities, cafes, bars and restaurants can be found locally in Guildford Town Centre. Recreational pursuits can be enjoyed at the open spaces of Guildford Cathedral grounds and the surrounding University/Onslow Village green areas.

**Description:** Freehold semi-detached house arranged over ground and first floors would benefit from some modernisation.

**Accommodation:**

First floor: Three bedrooms, bathroom, separate WC  
 Ground floor: Two reception rooms, kitchen/breakfast room, shower room/WC, entrance hallway  
 Outside: Front yard and rear garden  
 Gross Internal Area GIA: Approximately 107.7sq m (1,160 sq ft)

**EPC rating:** D

**Council Tax Band:** E

**Note 1:**

The property will be vacant on completion – refer to legal pack on our website.

**Note 2:**

The photographs shown in the catalogue were taken in early 2025, prior to tenants taking occupation. Prospective purchasers must rely on their own inspection of the property.

**To view:** Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

