



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£475,000

37, Barrack Road

Guildford, GU2 9RU

This attractive and tastefully presented semi-detached home is located in a popular area, close to local amenities and highly regarded schools, less than 1.5 miles from Guildford's mainline station and under 2 miles from the High Street, where a larger selection of retail and leisure options are available.

PROPERTY SUMMARY

This classic late-Victorian home has been well cared for by the present owners, and has been recently updated with new windows throughout. At the front of the property is an attractive sitting room where a log burning stove has been added. A second reception room is currently used as a dining room, leading through to the spacious modern kitchen. Upstairs there are two double bedrooms and a large family bathroom, with free-standing bath and separate shower. Outside there is a lovely west facing rear garden, mainly laid to lawn, with a patio closest to the house, and parking to the front of the property.



2



1



2

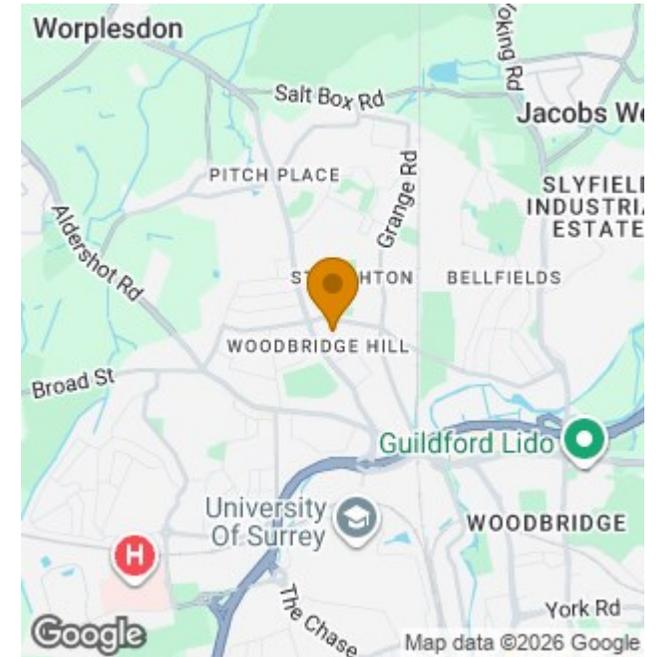
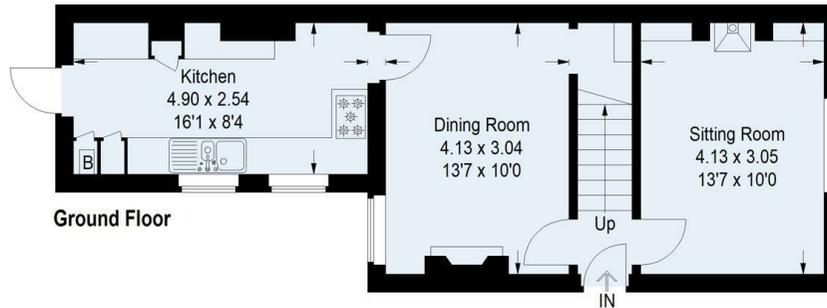




Barrack Road, Guildford



Approximate Gross Internal Area
Ground Floor = 43.6 sq m / 469 sq ft
First Floor = 38.9 sq m / 419 sq ft
Total = 82.5 sq m / 888 sq ft



DIRECTIONS

From the centre of Guildford head north along Woodbridge Road, in the direction of Woking. At the traffic lights at the end of Woodbridge Road, turn left, then proceed underneath the A3 to join the Worplesdon Road. Barrack Road will be the sixth turning on your right, and number 37 will be found a short distance along on the left hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	
EU Directive 2002/91/EC	

TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford Borough Council

COUNCIL TAX BAND
D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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