



 Pacey  
Wingent  
Dickson.

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...  
...time is precious. Let's not waste it!*

## Weyside Road, Guildford, GU1

Guide Price £375,000

🛏️ 2 🚿 1 🚗 1

- Buy to Let only
- Freehold
- Garden
- Feature fireplaces
- Close to local shops and amenities
- Gross yield of 5.28% at asking price of £375,000.00
- Character 2 bedroom cottage
- Spacious bedrooms
- Easy access to Guildford
- Potential for loft conversion and ground floor extension subject to planning permission



Buy to Let Only – This two-bedroom Victorian cottage is situated in a popular no-through road, just over a mile from Guildford town centre.

It features a modern kitchen/dining room, a spacious sitting room, two double bedrooms and a modern bathroom. The property also has potential for loft conversion and rear extension, subject to planning permission. Outside, there is a small front garden and a secluded rear garden with a terrace, lawn, and mature shrubs offering privacy.

Located close to bus routes, local shops, and within easy access to Guildford and London Road train station, the A3 and major road networks. Guildford offers great transport links, shopping, entertainment, and is close to the Surrey Hills Area of Outstanding Natural Beauty.





Weyside Road, Guildford, GU1 1HZ  
 Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

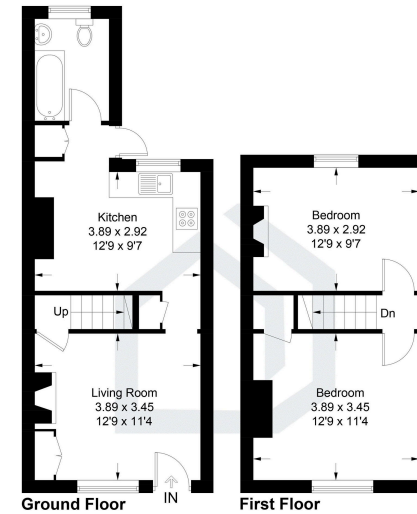
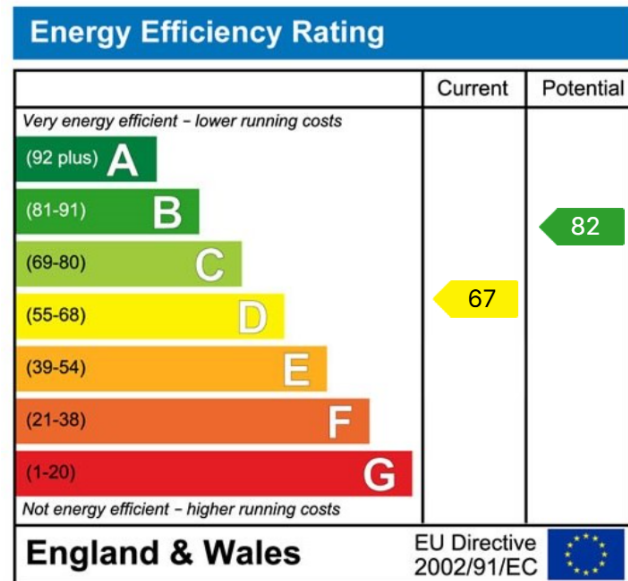


Illustration for identification purposes only. Measurements are approximate, not to scale. Fourtats.co © (01180500)



If your property is on the market with another agent, please check your terms of business to avoid paying two commissions. PACEY WINGENT DICKSON PROPERTY PARTNERSHIP LTD. Registered Office, Station House, Station Approach, East Horsley, KT24 6QX. Registration No. 15446136 (England).



Helping the perfect property find you...  
 ...time is precious. Let's not waste it!