



**Pacey  
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INDEPENDENT PROPERTY AGENTS

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

## Weyside Road, Guildford, GU1

Guide Price £400,000

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- Virtual Tour Available
- Chain free
- Freehold
- Character 2 bedroom cottage
- Garden
- Spacious bedrooms
- Feature fireplaces
- Easy access to Guildford
- Close to local shops and amenities
- Potential for loft conversion and ground floor extension subject to planning permission



**Virtual Tour Available** - 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

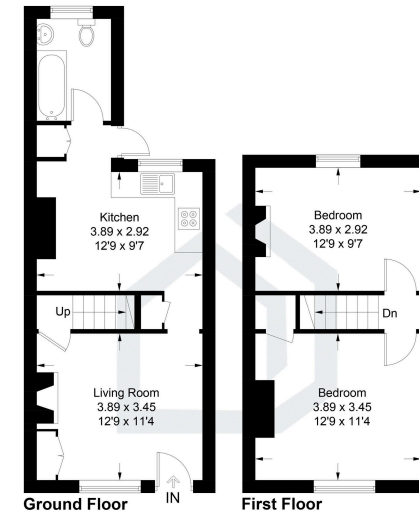


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtains.co.uk (01180500)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	