



**Clover Road, Guildford
Surrey GU2 8EZ**

Asking Price £305,000

Great investment opportunity! Currently let as an HMO with 4 rooms. A well presented end of terrace house located in the GU2 area of Guildford walking distance to Surrey University, Royal Surrey Hospital, Research Park, Superstore and local shops. Serviced by good, regular bus service to town centre and railway station.

Downstairs:

Entrance Hall, storage cupboard with cupboard above housing gas central heating boiler. Large Bedroom/Lounge with access to rear garden through patio doors. Kitchen diner with numerous cupboards, washing machine, tumble dryer, fridges and freezers.

Upstairs: One double bedroom and two single bedrooms. Bathroom and separate WC.

Outside: Small timber shed, patio and small lawn with flower borders. Panel fencing and side gate to garden.

Potential gross rental income £18,000 p.a. This house has been popular with students and professional people for 15 years with few voids.

VIEWINGS ON OPEN DAY SAT 9TH APRIL FROM 11am to 2pm BY APPOINTMENT ONLY.



