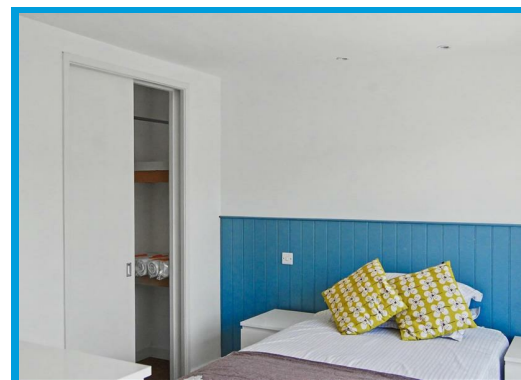
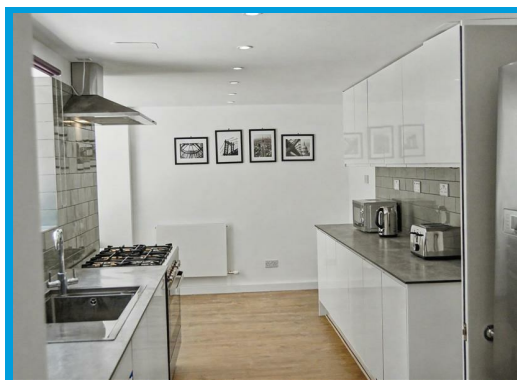
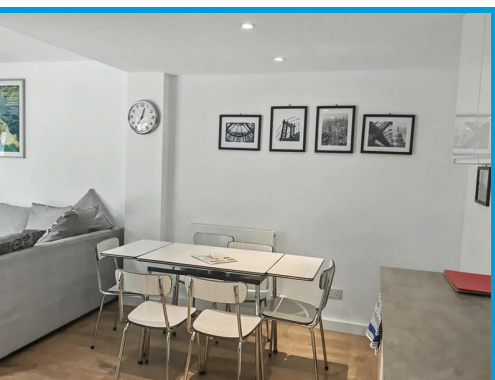




Applegarth Avenue, Guildford, GU2 8LT

Guide Price £575,000

Offered with no onward chain, this well-presented six-bedroom semi-detached home in Guildford's sought-after GU2 area offers flexible accommodation over two floors. Ideally located close to the University of Surrey and Royal Surrey County Hospital, it is a fully licensed HMO investment and offers excellent rental yield potential.



Description

Offered to the market with no onward chain, this spacious six-bedroom semi-detached home presents an excellent opportunity for an investor to take on a fully licensed HMO investment. Situated in the popular GU2 area of Guildford, the property offers flexible and well-proportioned accommodation arranged over two floors and is presented in good condition throughout.

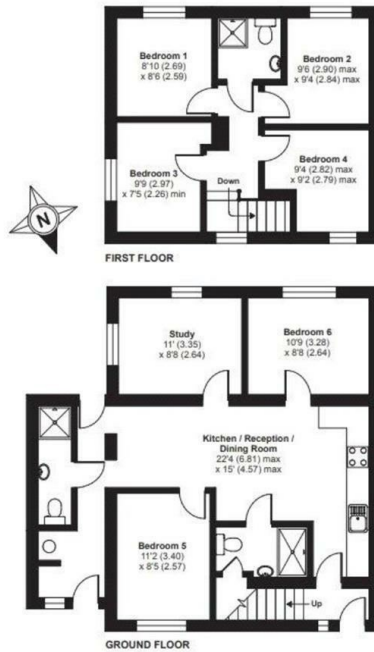
The versatile layout provides ample living space and six generous bedrooms and three bathrooms. The property's configuration and location make it particularly attractive for those seeking strong rental demand and excellent income potential.

Ideally positioned close to the University of Surrey, the Royal Surrey County Hospital and a range of local amenities, the property also benefits from convenient access to Guildford town centre and excellent transport links.

Combining a sought-after location, flexible accommodation and the advantage of no onward chain, this property offers a rare opportunity to secure a home with both immediate appeal and excellent long-term investment potential, with the prospect of a strong rental yield.

Applegarth Avenue, Guildford, GU2

APPROX. GROSS INTERNAL FLOOR AREA 1198 SQ FT 111.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	