

# PORTSMOUTH ROAD



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GUILDFORD, SURREY, GU2 4EB

Delightful period cottage in a desirable part of the town centre with private garden.

Available: 19th December 2025

£1,500 PCM (Per Calendar Month)

Bungalow - Semi Detached, 1 Bedroom, 1 Bathroom, 2 Reception,  
Unfurnished

## Key Features

- Guildford town centre
- Plenty of character
- Bedroom plus study
- Private garden
- Open fireplace
- Available December





## THE PROPERTY

### Description

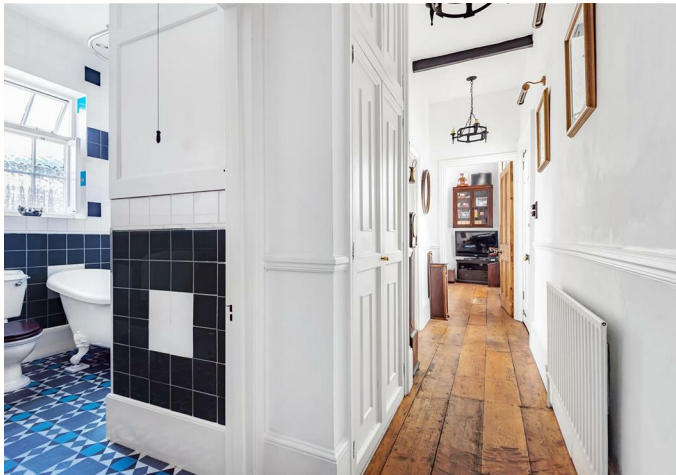
The front door opens into a hall which leads into the sitting room with open fireplace and French doors out onto the garden. The kitchen includes appliances as well as timber worktops.

The master bedroom is a large double with a secondary room off it that could be used as a study, dressing room or nursery.

The bathroom has a shower over a freestanding bath.

Throughout the cottage there are high ceilings and stunning wooden floors.

Outside is a private garden with lawned area.



## Location

Priory Cottage is located in the St Catherine's part of Guildford town centre, a very desirable area south of the town centre but still walking distance to all of Guildford's amenities including the main line station.

Available December

EPC D.

Guildford Borough Council tax band D £2,388.01 25/26

Holding deposit : £357



## Portsmouth Road, Guildford, GU2

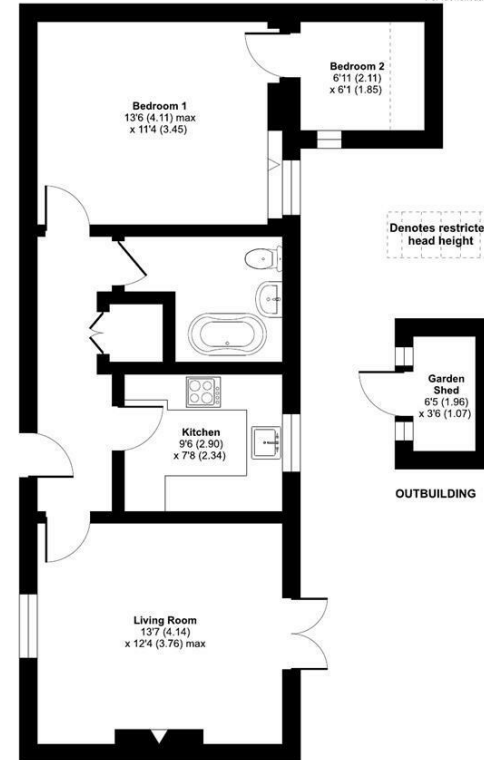
Approximate Area = 588 sq ft / 55 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Outbuilding = 22 sq ft / 2 sq m

Total = 621 sq ft / 58 sq m

For identification only - Not to scale



### GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Grantleys. REF: 851186

## Guildford

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