

01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



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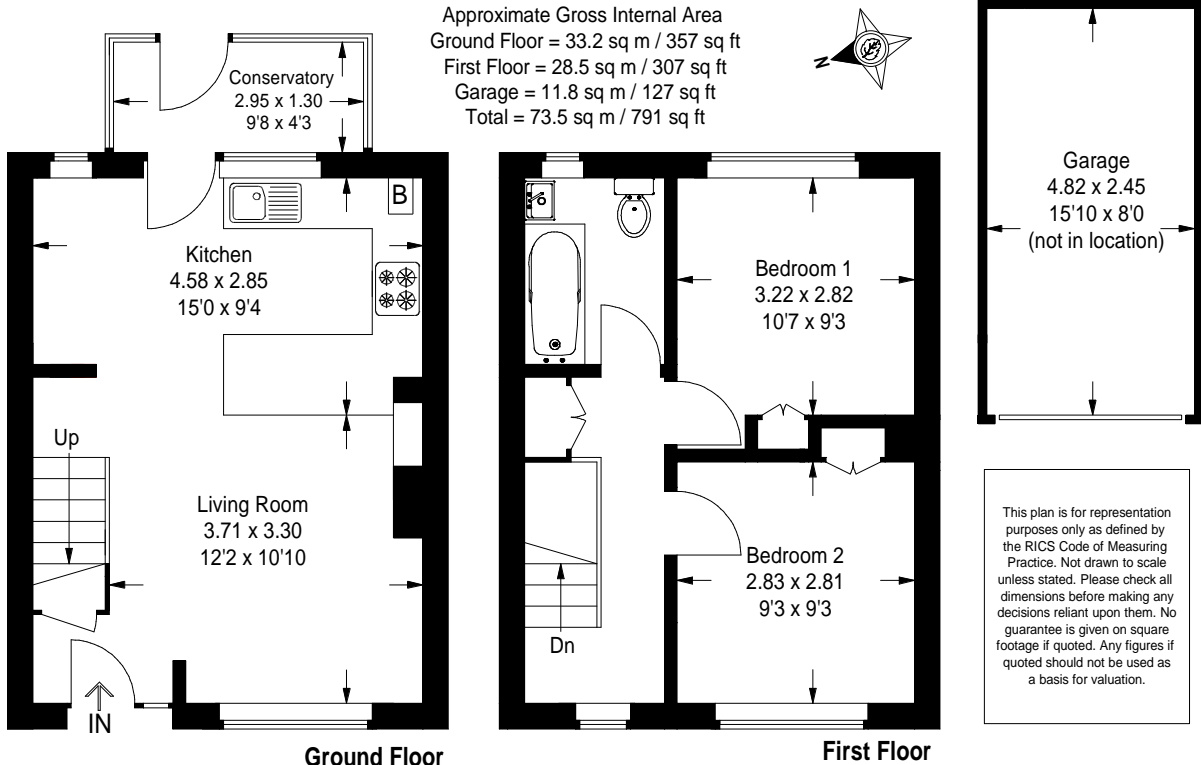
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Pound Close, Godalming

Approximate Gross Internal Area
Ground Floor = 33.2 sq m / 357 sq ft
First Floor = 28.5 sq m / 307 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 73.5 sq m / 791 sq ft



6 Pound Close
Godalming Surrey GU7 1BU

Price: £345,000 Freehold



These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.

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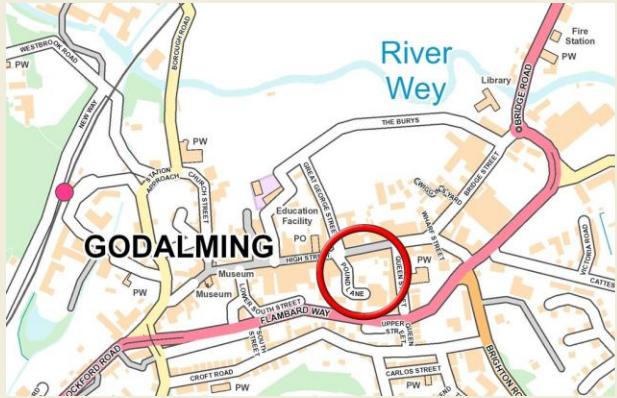
DESCRIPTION: Located just 300ft from the high street, 6 Pound Close is an attractive two bedroom mid terrace house with a private garage. The house was completely remodelled in 2017 and now offers stylish, bright, open plan living on the ground floor. New flooring has been fitted throughout, with a new kitchen featuring a range of integrated appliances, dining area and a breakfast bar. The kitchen leads to a small conservatory and private courtyard-style garden. The first floor features two double bedrooms, new carpeting throughout and a new bathroom suite. The house also benefits from gas central heating and double glazed windows. A garage is located in a nearby block. The house is likely to appeal to purchasers seeking a town centre property with parking, within a short walk of the high street and main line station.

AT A GLANCE

- Short Walk of High Street
- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazed Windows
- Garage
- Rear Conservatory
- Small Enclosed Courtyard Garden

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.4m
	Guildford	4.2m
	DISTANCE TO A3 AND M25	
	A3	2.2m
	M25	16.2m
	DISTANCE TO CENTRE	
	Godalming	338ft
	Guildford	4.5m
	DISTANCE TO DOC'S & DENTIST	
	Mill Medical Practice	1m
	The Mews Dental Practice	0.3m
	COUNCIL TAX	
	Band	C



DIRECTIONS: From our office in Godalming, proceed in a southerly direction up the High Street, taking the second turning left into Pound Lane. Bear right passing Record Corner on your left hand side and Pound Close will be seen immediately in front of you.

