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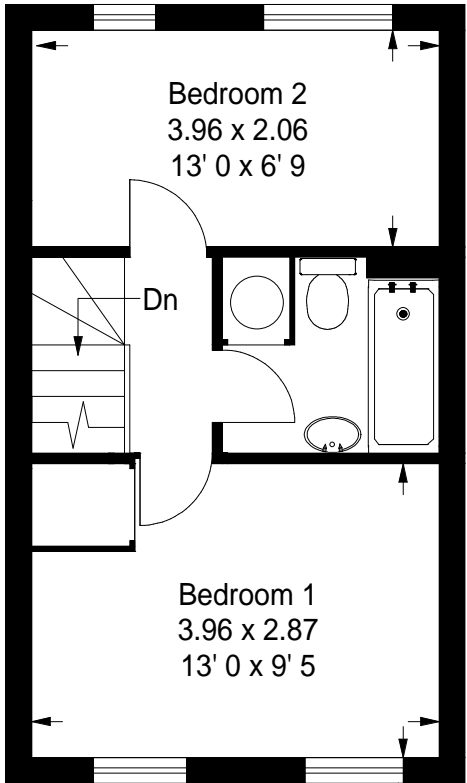
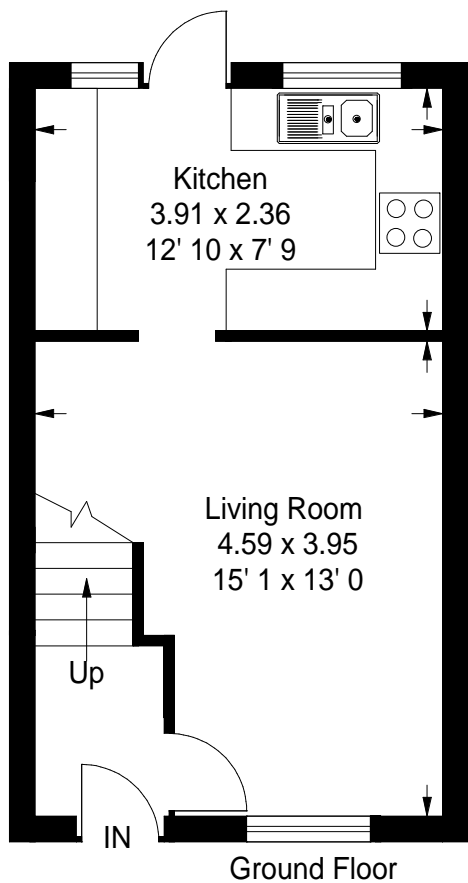
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Badgers Cross Milford

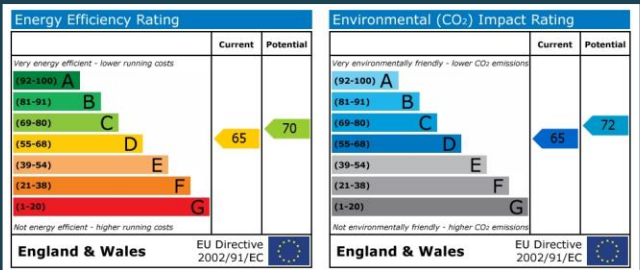
APPROX. GROSS
INTERNAL FLOOR AREA :
55 SQM / 599 SQFT



First Floor



This plan is for
representation
purposes only as
defined by the RICS
Code of Measuring
Practice. Not drawn
to scale unless stated.
Please check all
dimensions before
making any decisions
reliant upon them.



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.



45 Badgers Cross,
Milford Surrey GU8 5DW

Price: £324,000 Freehold



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DESCRIPTION 45 Badgers Cross is an attractive two bedroom mid terrace house having brick elevations under a pitched tiled roof. The property which is believed to have been built in the early 1980s provides bright and well planned accommodation presented in good decorative order throughout. The accommodation includes on the ground floor an entrance hall, living room and refitted kitchen with built-in oven, hob and dishwasher. On the first floor there is a landing, two double bedrooms and bathroom. The property also benefits from gas fired central heating. Outside to the front of the house there two private parking spaces and small open plan garden whilst at the rear of the property there is an easily managed enclosed garden with decked terrace. The property is likely to appeal to purchasers seeking a well planned easy to maintain modern house with parking located within easy reach of all local amenities. N.B. There is an annual service charge of approximately £15.00 per month to cover the cost of the upkeep and maintenance of the private road.

AT A GLANCE

- Entrance Hall
- Living Room
- Refitted Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Two Private Parking Spaces
- Enclosed Rear Garden
- Private Cul De Sac
- Walking Distance of Village Centre

KEY FACTS

	DISTANCE TO STATION	
	Milford	1m
	DISTANCE TO A3 AND M25	
	A3	0.5m
	DISTANCE TO CENTRE	
	Milford	0.3m
	DISTANCE TO DOC's & DENTIST	
	Milford Church Road Surgery	0.5m
	COUNCIL TAX	
	Band	D



DIRECTIONS: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout opposite the Inn on the Lake and continuing under the railway bridge and on towards Milford village. On reaching the village take the second exit at the mini roundabout, continuing along the Portsmouth Road and just before you reach the traffic lights the turning for Badgers Cross will be found on your right hand side. Number 45 will be found after a short distance on your right hand side

