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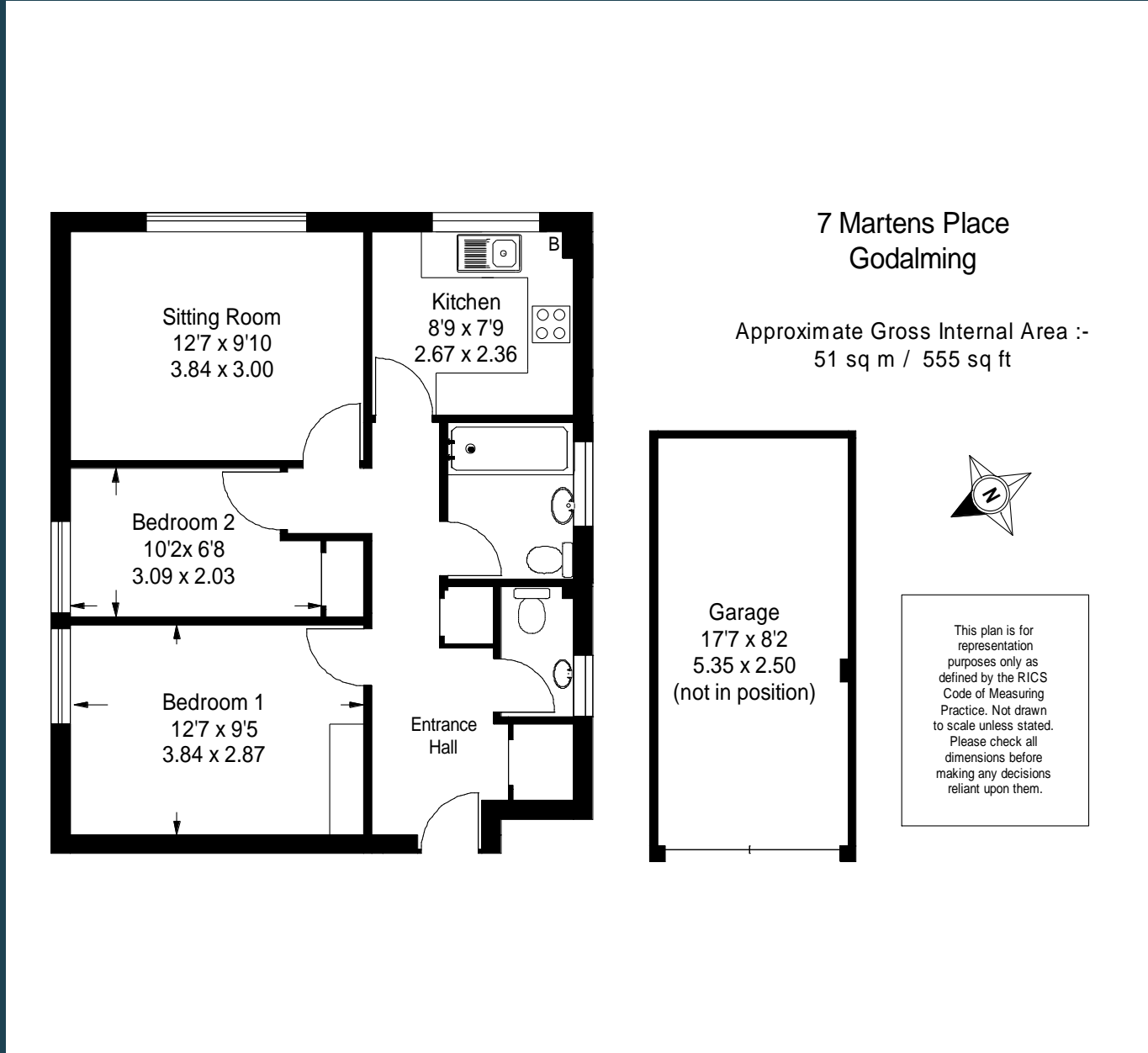
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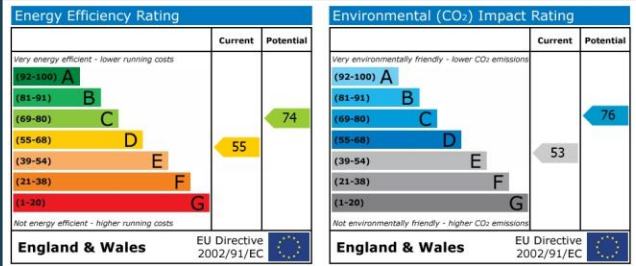
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7 Martens Place, Nightingale Road
Godalming Surrey GU7 2JA
Price: Guide £288,500 Leasehold
(Plus Share of Freehold)



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: Number 7 Martens Place is a bright and well planned two bedroom top floor apartment forming part of this attractive low level development of just eight properties occupying a great location set in this established residential road within easy reach of Godalming town centre and station. The property has recently been redecorated and recarpeted and has also benefited from a refitted kitchen and recent new boiler. The accommodation comprises a spacious entrance hall, cloakroom with W.C. and wash hand basin, living room, refitted kitchen with built in oven and hob, two bedrooms and a bathroom. Outside there are attractive communal gardens and a garage. The property would make an ideal first time purchase or buy to let investment and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall & Cloakroom with W.C. and Basin
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Garage
- Ideal First Time Buy/Investment

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.4m
	DISTANCE TO A3 AND M25	
	A3	2.3m
	DISTANCE TO CENTRE	
	Farncombe	0.3m
	DISTANCE TO DOC'S & DENTIST	
	Binscombe Medical Centre	0.7m
	COUNCIL TAX	
	Band	C



DIRECTIONS: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road and take the second right into Nightingale Road. Continue along Nightingale Road passing the turning on your left for Deanery Road and Martens Place will be found after a short distance on your left where you should see our For Sale board.

