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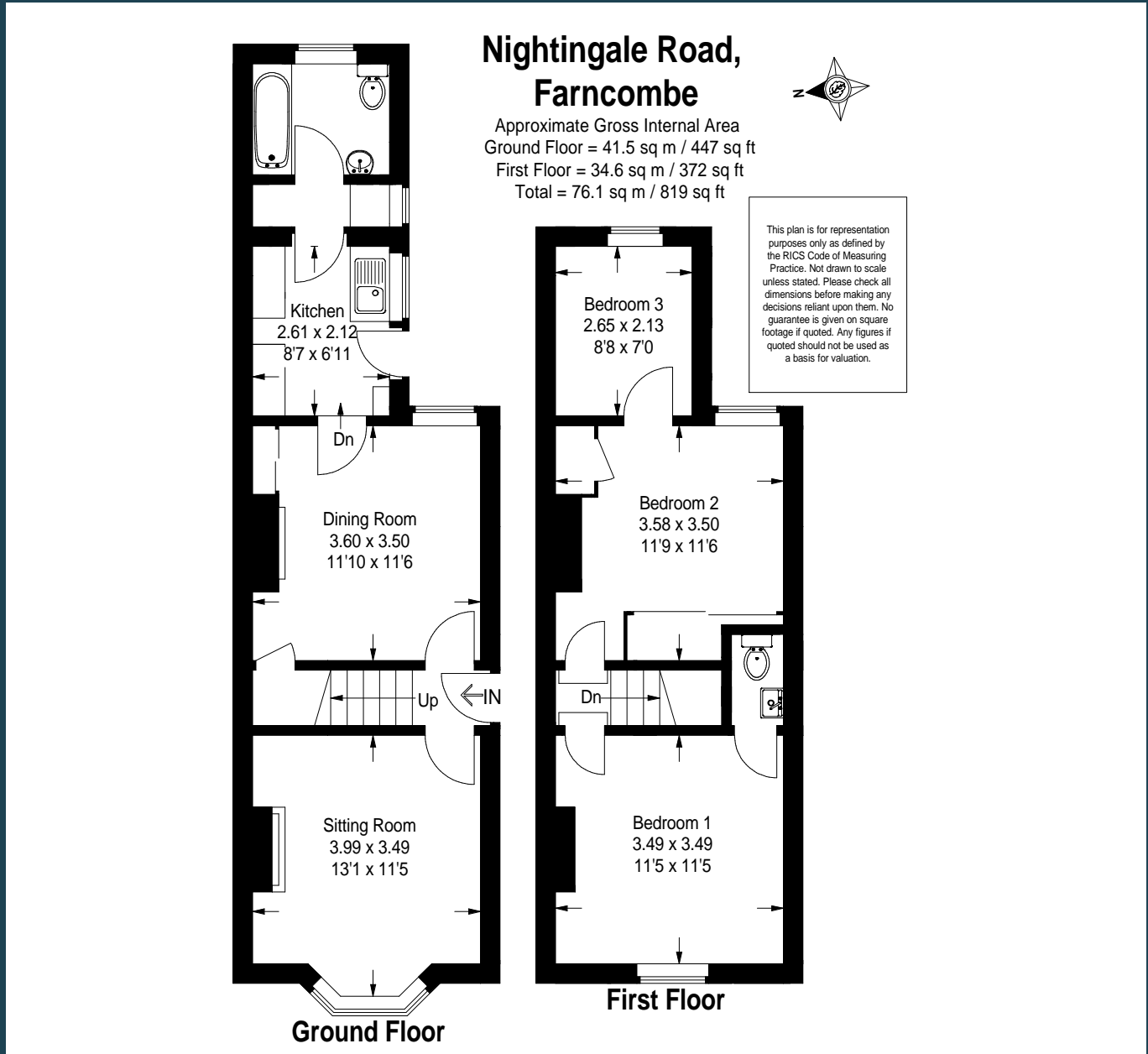
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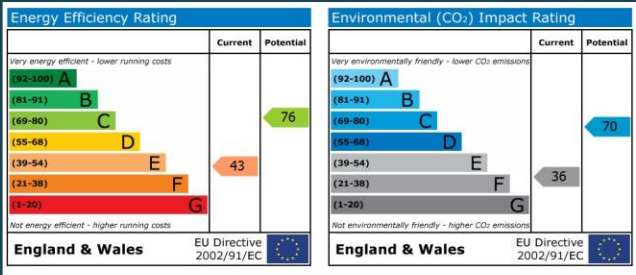
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These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings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



64 Nightingale Road
Godalming Surrey GU7 2HU

Guide Price £425,000 Freehold – No Onward Chain








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DESCRIPTION Number 64 nightingale Road is an attractive three bedroom bay fronted Victorian house occupying a convenient location set in an established residential road and being within easy reach of both Godalming and Farncombe centres. The house is believed to have been built around 1900 and although benefits from gas central heating and double glazing now offers potential for modernisation. The accommodation comprises on the ground floor of an entrance hall, bay fronted sitting room, dining room. kitchen, lobby and bathroom. On the first floor there is a small landing and three bedrooms. Outside there are attractive gardens with the rear garden having a timber shed and summer house. The house also benefits from a driveway and garage accessed from Tottenham Road. The house is likely to appeal to purchasers seeking a character property with potential to improve that is within easy reach of an excellent range of amenities including a main line station to London Waterloo

AT A GLANCE

- Bay Fronted Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Three Bedrooms
- Gas Heating
- Double Glazing
- Front & Rear Gardens
- Detached Garage & Off Road Parking
- Requiring Modernisation

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.3m
	DISTANCE TO A3 AND M25	
	A3	2.7m
	DISTANCE TO CENTRE	
	Farncombe	0.2m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.2m
	COUNCIL TAX	
	Band	D



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 second right in to Nightingale Road. Continue along Nightingale Road passing the Cricketers and Upper Manor Road on your left and number 64 will be found after a short distance on the right.

