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Emery &
Orchard
ESTATE AGENTS

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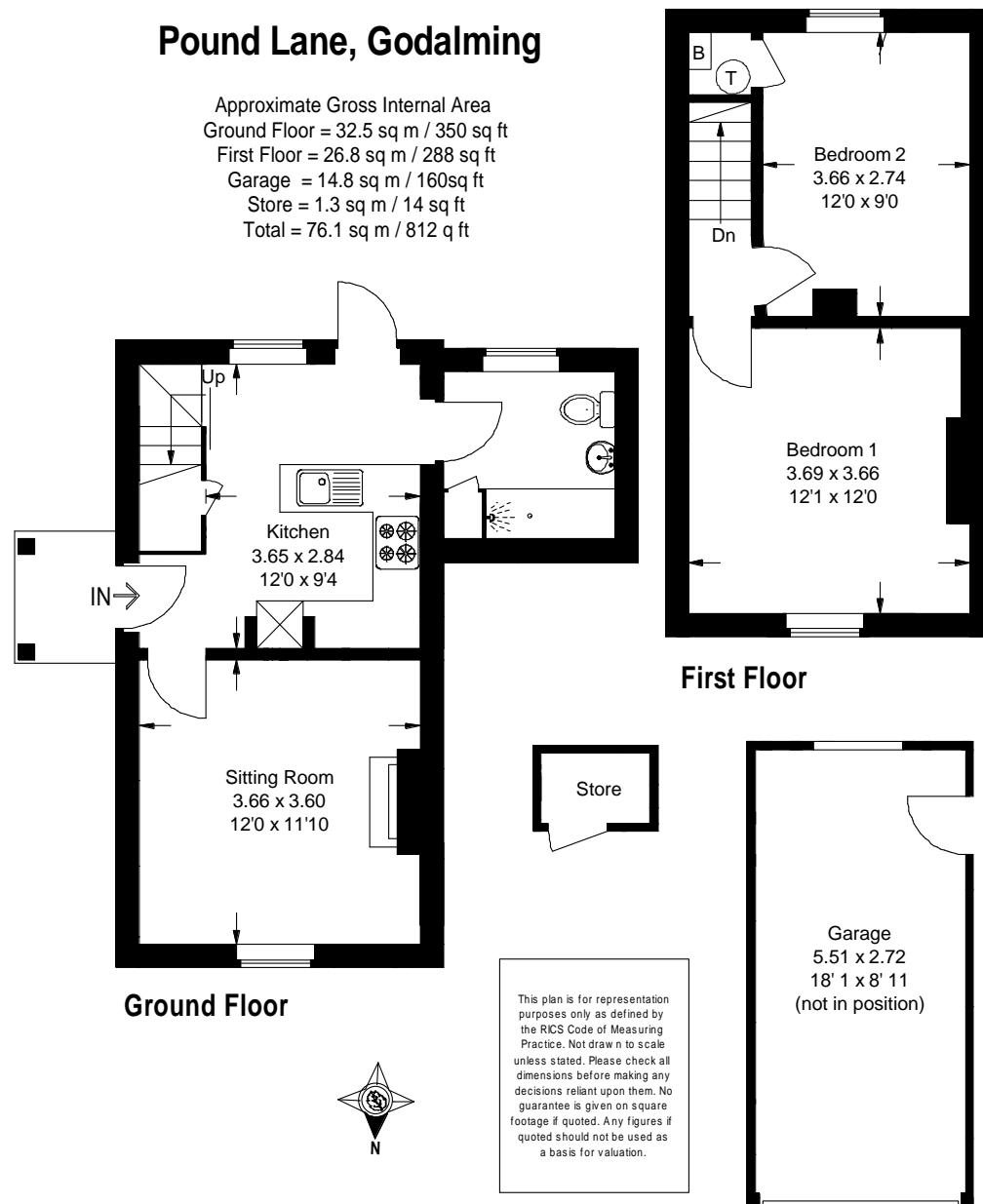
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Pound Lane, Godalming

Approximate Gross Internal Area
Ground Floor = 32.5 sq m / 350 sq ft
First Floor = 26.8 sq m / 288 sq ft
Garage = 14.8 sq m / 160sq ft
Store = 1.3 sq m / 14 sq ft
Total = 76.1 sq m / 812 q ft



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. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		47	
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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.



21 Pound Lane
Godalming Surrey GU7 1BT

Price: Offers In Region Of £375,000 Freehold



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DESCRIPTION: 21 Pound Lane is a most attractive two bedroom end of terrace Victorian cottage occupying a tucked away yet highly convenient location being only a few minutes from the High Street and within easy reach of the main line station. The house is believed to date back to the mid 1880's and offers excellent potential for modernisation and extension, subject to obtaining any necessary consents. The accommodation currently comprises of on the ground floor, a delightful sitting room with feature arched windows, a good sized kitchen and shower room. On the first floor there is a small landing and two bedrooms. The property also benefits from gas fired central heating. Outside, there is an attractive garden and rear courtyard area as well as a driveway and detached garage. The property is likely to appeal to purchasers seeking a characterful home with scope for modernisation near to the town centre and early inspection is highly recommended.

N.B. There is a right of way on foot at the rear for the neighbouring cottages

AT A GLANCE

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating
- Attractive Garden
- Driveway
- Garage
- Potential To Extend (STPP)
- Close To Town Centre

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.5m
	Guildford	4.7m
	DISTANCE TO A3 AND M25	
	A3	2.7m
	M25	16.6m
	DISTANCE TO CENTRE	
	Godalming	230ft
	Guildford	4.2m
	DISTANCE TO DOC's & DENTIST	
	Mill Medical Practice	1m
	The Mews Dental Practice	0.3m
	COUNCIL TAX	
	Band	C



DIRECTIONS: From our office in the High Street cross the road and walk to the top of Queens Street. At the pedestrian crossing road go over Flambard Way into Upper Queen Street. Once in Upper Queen Street turn immediately right into a small service road and the off road parking, garage and pathway to Number 21 Pound Lane will be found after a short distance on the left.

