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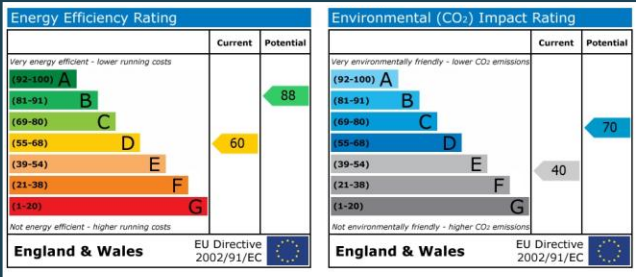
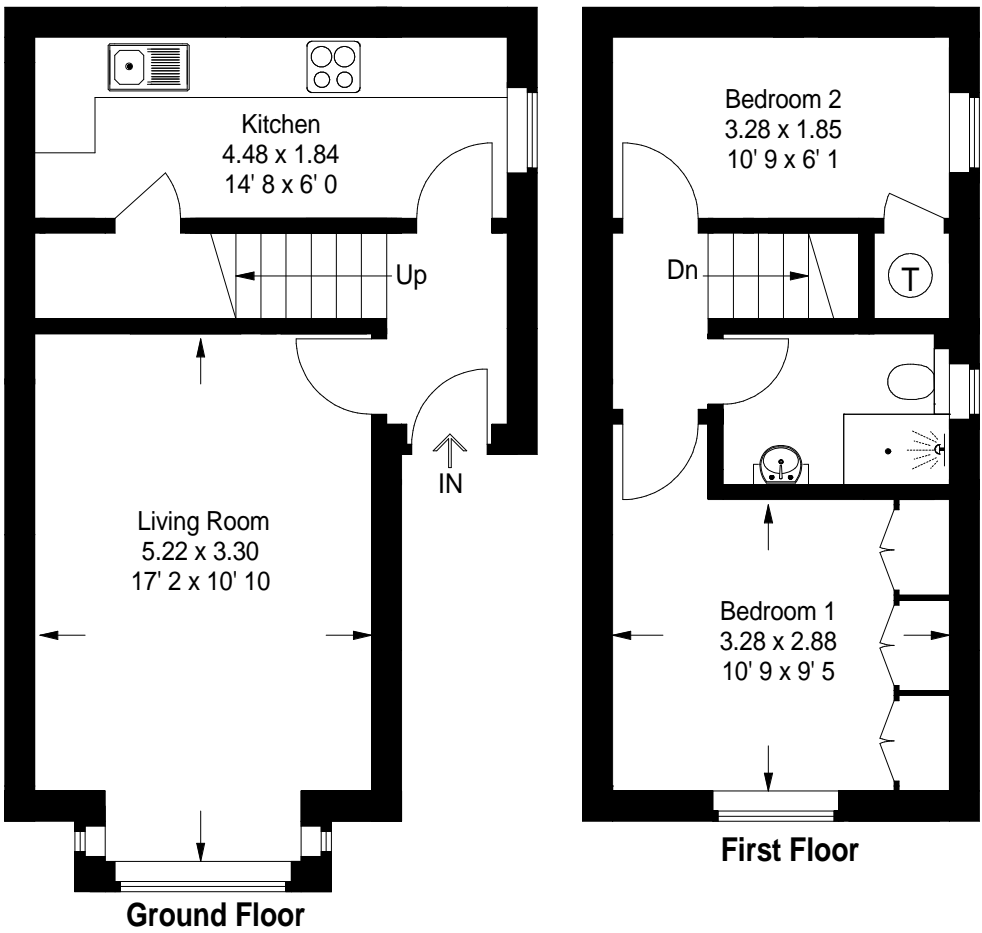
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This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Ambleside, Godalming

Approximate Gross Internal Area
= 60 sq m / 641 sq ft



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.



9 Ambleside, St. Annes Road
Godalming Surrey GU7 1LP

Price: £300,000 Freehold



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DESCRIPTION: Number 9 Ambleside is an attractive two bedroom back-to-back end of terrace house constructed having brick elevations under a pitched tiled roof. The property forms part of a small development built in 1989 and provides bright and well planned accommodation that includes on the ground floor an entrance hall, bay fronted living room and kitchen, while on the first floor there is a landing, two bedrooms and a shower room. In recent years the house has benefited from new replacement double glazed windows as well as a re-fitted kitchen and shower room. Outside, the property has its own south-westerly facing front garden, private parking space and visitors parking area. The property is likely to appeal to purchasers seeking an easy to maintain modern house that is within easy reach of the town centre and main line station and an Internal inspection is highly recommended

N.B There is an annual service charge of approximately £70 for the upkeep of the communal areas.

AT A GLANCE

- Entrance Hall
- Bay Fronted Living Room
- Re-fitted Kitchen
- Two Bedrooms
- Shower Room
- Electric Heating
- Replacement Double Glazed Windows
- Private Garden
- Allocated Parking Space & Visitors Parking
- Easy Access to Main line Station

KEY FACTS

	DISTANCE TO STATION	
	Godalming	1.4m
	DISTANCE TO A3 AND M25	
	A3	3.6m
	DISTANCE TO CENTRE	
	Godalming	1.0m
	DISTANCE TO DOC'S & DENTIST	
	Mill Medical Practice	0.3m
	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 take the second exit onto the A3100 (Meadrow) and take the first turning right into Catteshall Road, then the second turning left into Warramill Road. Continue along Warramill Road and St Annes Road and Ambleside will be found on your right.

