

01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
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 www.emery-orchard.co.uk



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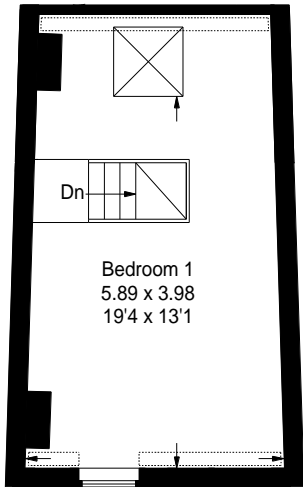
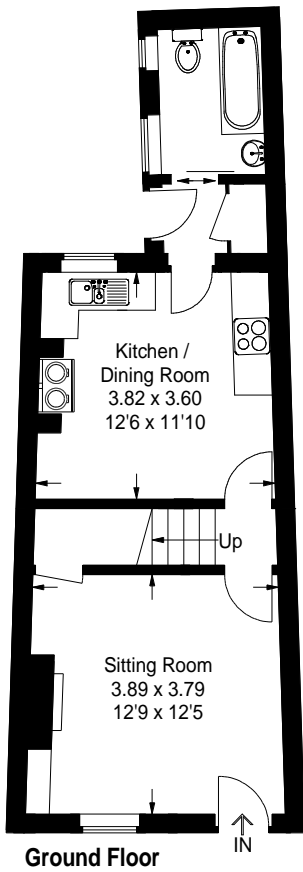
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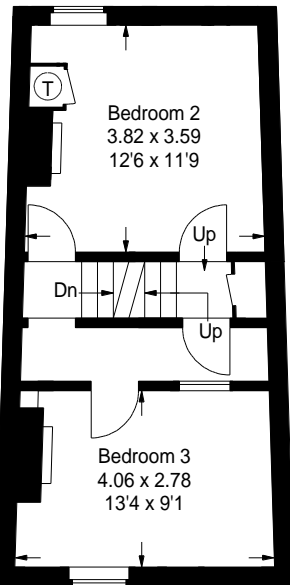


14 Victoria Road, Godalming

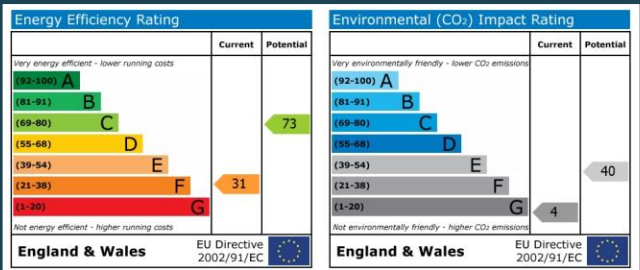
Approximate Gross Internal Area
Ground Floor = 39.9 sq m / 429 sq ft
First Floor = 33.1 sq m / 356 sq ft
Second Floor = 28.1 sq m / 302 sq ft
Total = 101.1 sq m / 1087 sq ft



Second Floor



First Floor



14 Victoria Road
Godalming Surrey GU7 1JR

Price: £400,000 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.






14 Victoria Road
Godalming Surrey GU7 1JR
Price: £400,000 Freehold

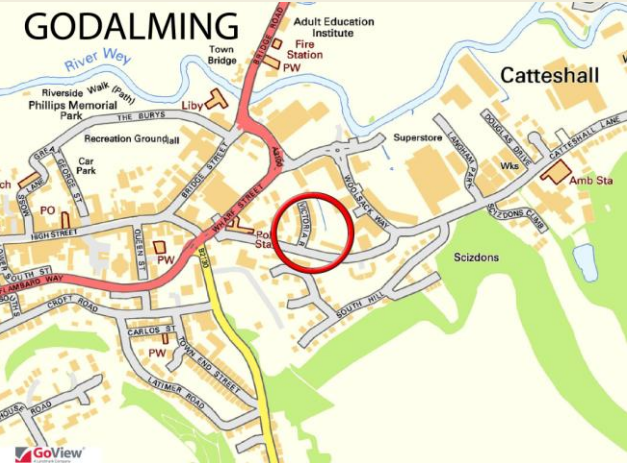
DESCRIPTION: The property is an attractive three storey, three bedroom Victorian town house believed to have been originally built in 1877 being traditionally constructed with red brick elevations under a pitched slate tiled roof. Internally the house has a great deal of charm and character providing spacious and adaptable accommodation retaining many original period features. The accommodation is arranged over three floors and includes on the ground floor a living room with open fireplace, kitchen/dining room with fitted Rayburn, and bathroom. On the first floor there are two good sized bedrooms and a landing with a further staircase giving access to the second floor where there is a 19ft bedroom which offers potential to be divided into two bedrooms if required. The upper staircase walls have the unique feature of a rainforest mural painted by a local artist. Outside, the garden is to the rear of the house and can be accessed by a shared rear pathway. Directly behind the house there is a small courtyard giving access to a small level lawn with well stocked flower and shrub borders enclosed by panel fencing. The property is likely to appeal to purchasers seeking a character house that is within easy reach of the town centre and main line station. N.B. In 2012 the present owner installed solar panels and these now provide a regular tax free income as well as lowering the monthly electricity bills.

AT A GLANCE

- Living Room
- Kitchen/Dining Room
- Bathroom
- Open Fireplaces
- Three Bedrooms - (scope to create a fourth Bedroom)
- Electric Off-Peak Storage Heating
- Solar Panels
- Many Original Period Features & Ample Storage Space
- Rear Garden
- Short Walk to High Street

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.6m
	DISTANCE TO A3 AND M25	
	A3	3.5m
	DISTANCE TO CENTRE	
	Godalming	0.2m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.7m
	COUNCIL TAX	
	Band	D



DIRECTIONS: On foot the house is approximately four minutes walk from our offices in the High Street.

