

01483 419 300

20 High Street, Godalming
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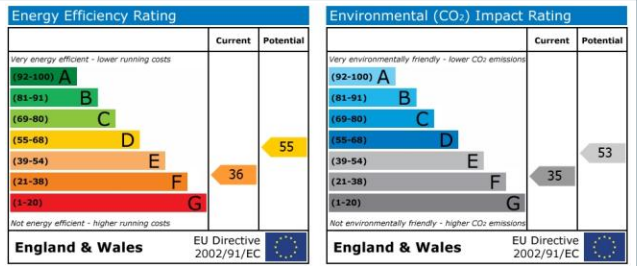
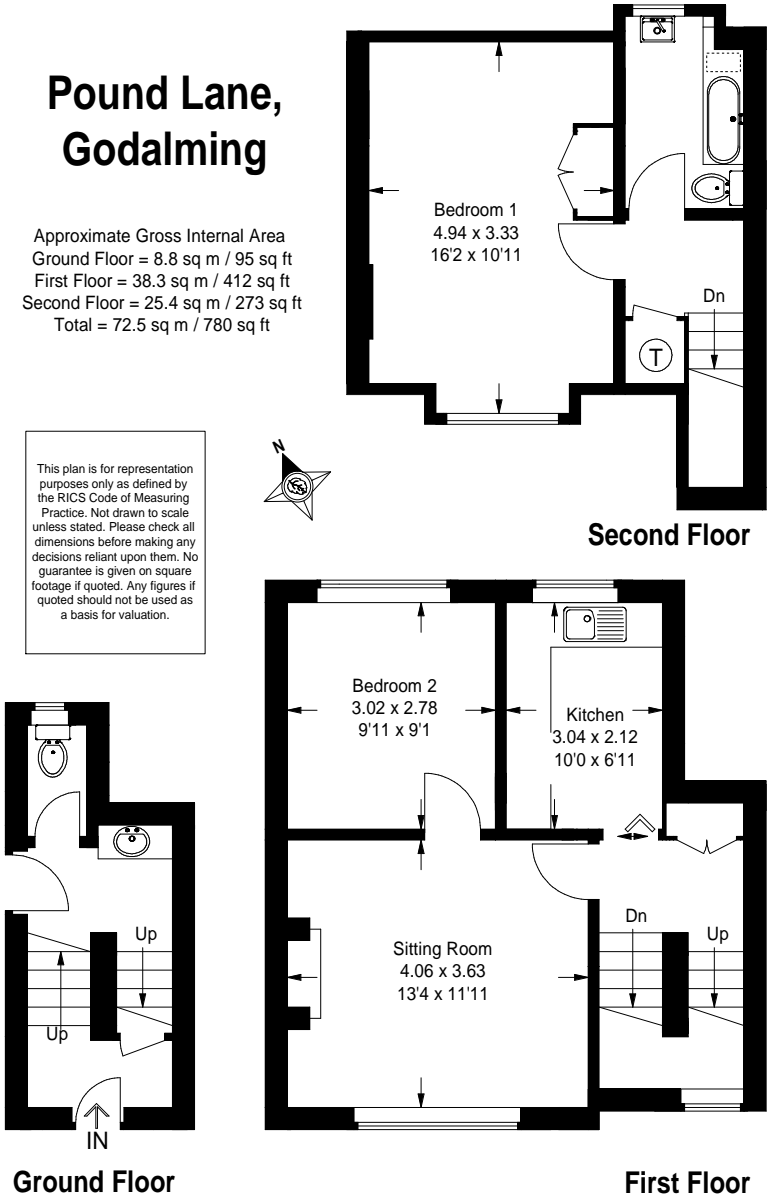
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Pound Lane, Godalming

Approximate Gross Internal Area
Ground Floor = 8.8 sq m / 95 sq ft
First Floor = 38.3 sq m / 412 sq ft
Second Floor = 25.4 sq m / 273 sq ft
Total = 72.5 sq m / 780 sq 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.



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.



3 Pound Lane Godalming Surrey GU7 1BX

Price: £250,000 Leasehold & Share of Freehold (999 year lease)
No Onward Chain








3 Pound Lane
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Price: £250,000 Leasehold – No Onward Chain

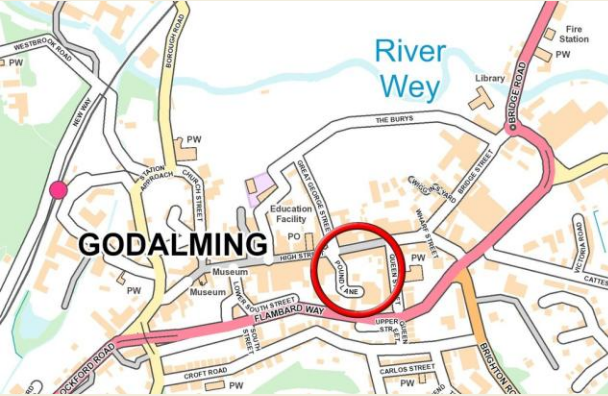
DESCRIPTION: 3 Pound Close is a two bedroom town house believed to have been originally constructed in the 1970s having brick and part timbered elevations under a pitched tiled roof. The property provides bright, spacious and adaptable accommodation that includes on the ground floor a split level entrance hall with cloakroom and useful store room a living room, kitchen and double bedroom, whilst on the first floor there is a large double bedroom and bathroom. The property also benefits from gas heating and double glazing and is likely to appeal to purchasers seeking a town centre property that is only a few minutes walk of the High Street with its excellent amenities including shops, pubs and restaurants.

AT A GLANCE

- Entrance Hall
- Cloakroom
- Sitting room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Heating
- Double Glazed Windows
- Short Walk of High Street
- Easy Access to Shops & Restaurants

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.3m
	Guildford	4.7m
	DISTANCE TO A3 AND M25	
	A3	2.5m
	M25	16.2m
	DISTANCE TO CENTRE	
	Godalming High Street	160ft
	Guildford	5m
	DISTANCE TO SCHOOLS	
	Moss Lane	0.1m
	Godalming Junior	0.5m
	Broadwater Secondary School	1.5m
	COUNCIL TAX	
	Band	C



DIRECTIONS: From our office in Godalming, proceed in a southerly direction up the High Street, taking the second turning left into Pound Lane. Bear right passing Record Corner on your left hand side and then turn left walking a little way along the pavement where you will see the door for Number 3 Pound Lane.

