

01483 419 300

20 High Street, Godalming
Surrey, GU7 1EB
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



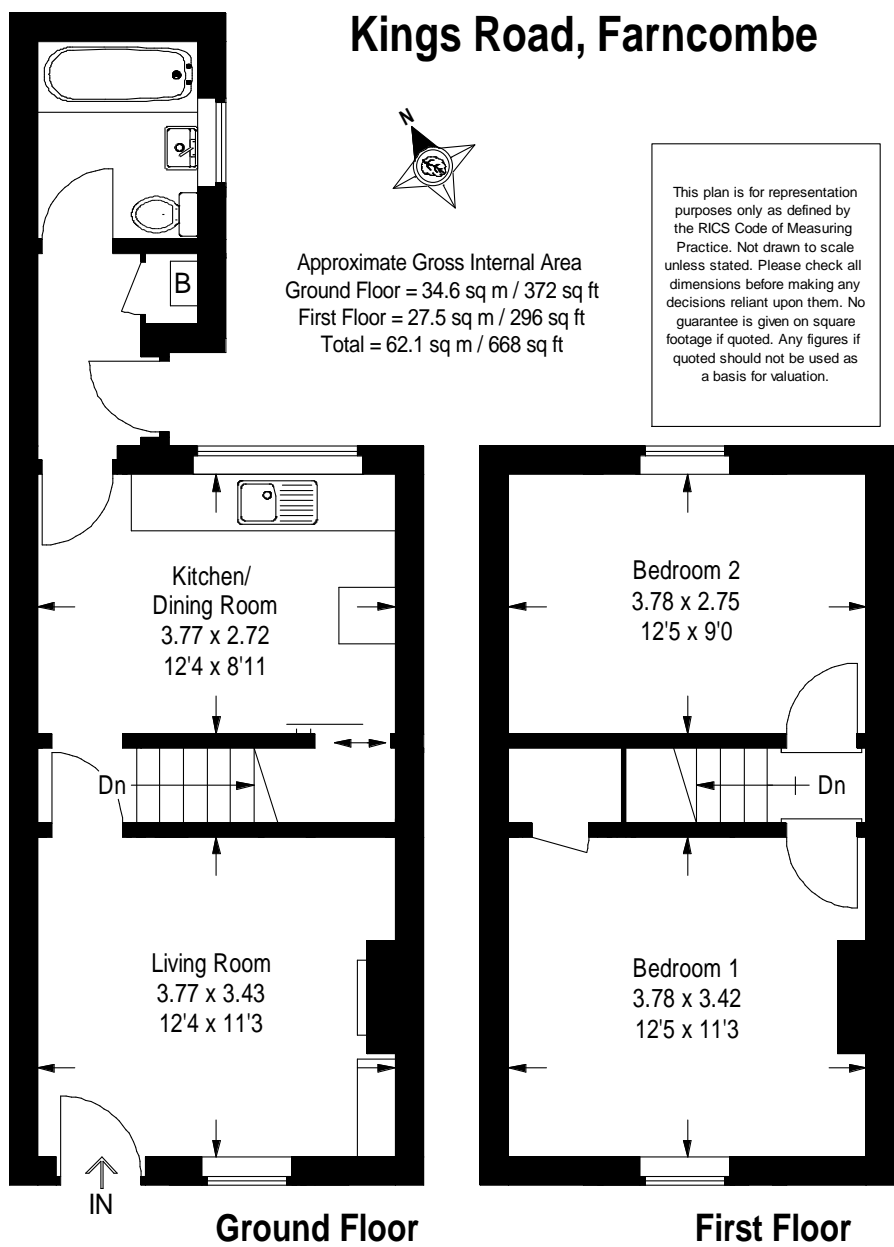
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Kings Road, Farncombe



40 Kings Road
Farncombe Surrey GU7 3ET

Price: Guide Price £310,000 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.






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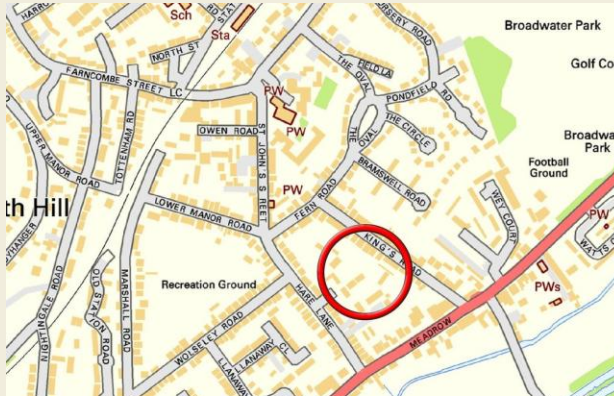
DESCRIPTION: An attractive two bedroom Victorian house occupying a convenient location set in a popular road and being within easy reach of Farncombe Village Centre and station. The property is believed to have been built around 1900 and has benefited from the installation of gas fired central heating and double glazing although now offers great potential for further modernisation and updating. The accommodation comprises on the ground floor of a living room, kitchen/dining room, rear lobby and bathroom. On the first floor there are two double bedrooms. Outside, there is a driveway at the front of the property providing parking for a small/medium car while the rear garden is a particular feature extending to a good size comprising of a patio and area of lawn. The property would make an ideal first time buyer/investment purchase and early inspection is highly recommended.

AT A GLANCE

- Living Room
- Kitchen/Dining Room
- Lobby
- Bathroom
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Good Size Garden
- Parking for Small Car
- No Onward Chain

KEY FACTS

	DISTANCE TO STATION	
	Farncombe	0.3m
	Guildford	3.8m
	DISTANCE TO A3 AND M25	
	A3	2.7m
	M25	12.5m
	DISTANCE TO CENTRE	
	Farncombe	0.2m
	Godalming	0.7m
	DISTANCE TO SCHOOLS	
	Infant	0.4m
	Junior	0.5m
	Secondary	0.9m
	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 turning into Meadow (A3100). Continue along Meadow and take the fourth turning on your left hand side into Kings Road. Continue along Kings Road and Number 40 will be found after a short distance on your right hand side.

