

01483 419 300

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



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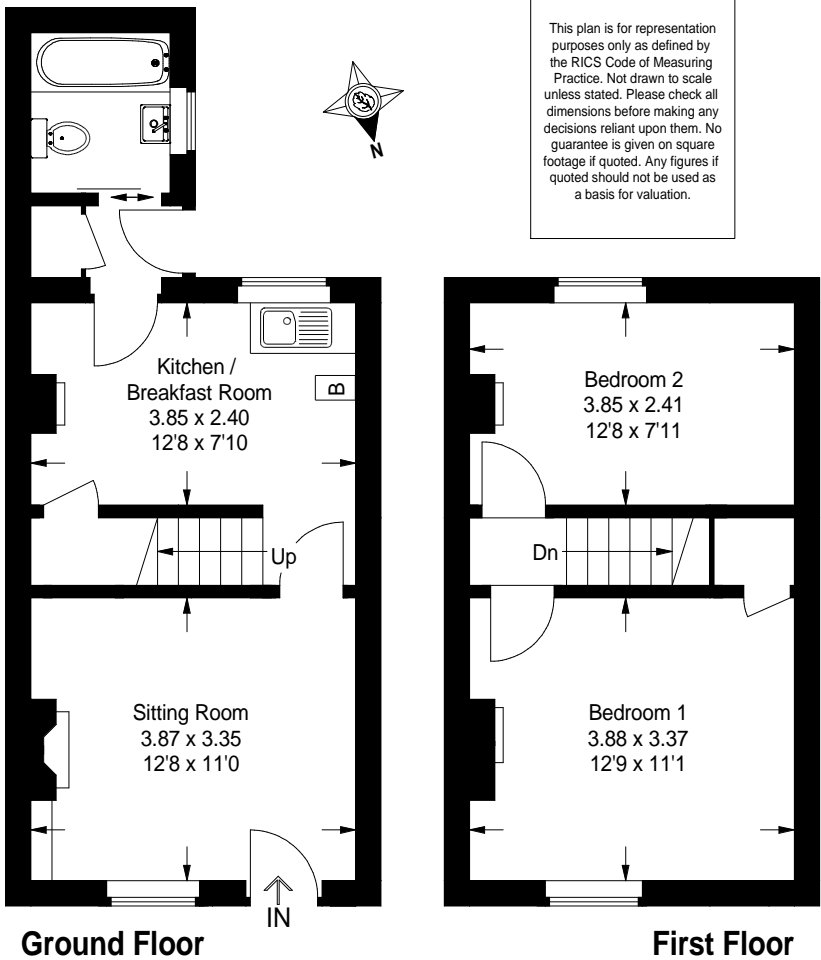
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Kings Road, Farncombe

Approximate Gross Internal Area
Ground Floor = 32 sq m / 344 sq ft
First Floor = 26.4 sq m / 284 sq ft
Total = 58.4 sq m / 628 sq ft



33 Kings Road
Farncombe Surrey GU7 3EX

Price: O I R O £300,000 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.






33 Kings Road
Farncombe GU7 3EX
Price: O I R O £300,000 Freehold

DESCRIPTION: 33 Kings Road is a delightful two bedroom end of terrace Victorian house in need of modernisation occupying a popular and convenient location set just over a quarter of a mile from the village centre and station. The house, which is believed to date back to around 1870, has brick elevations under a pitched tiled roof and provides accommodation that comprises on the ground floor of a living room with original cast iron fireplace, a good size kitchen, rear lobby and bathroom. On the first floor there is a small landing and two bedrooms, the larger of the two bedrooms also having an original cast iron fireplace. The house, although in need of modernisation does benefit from gas fired central heating via a combination boiler. Outside the rear garden is a particular feature of the property extending to just over 100ft and enjoying a south westerly aspect. The property is likely to appeal to purchasers seeking a characterful home with potential to modernise and early inspection is highly recommended. NB There is a right of way on foot for the neighbouring property to pass at the rear and side of number 33.

AT A GLANCE

- Living Room
- Kitchen
- Bathroom
- Landing
- Two Bedrooms
- 100ft south westerly facing garden
- Many Original Features
- Gas Central Heating
- Scope For Modernisation
- Convenient Location

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	
	Infants School	0.4m
	Junior School	0.5m
	Secondary School	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 33 will be found after a short distance on your left hand side, where you should see our For Sale board.

