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Surrey, GU7 1EB  
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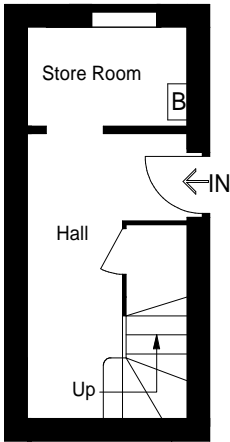


2 Pound Lane, Godalming

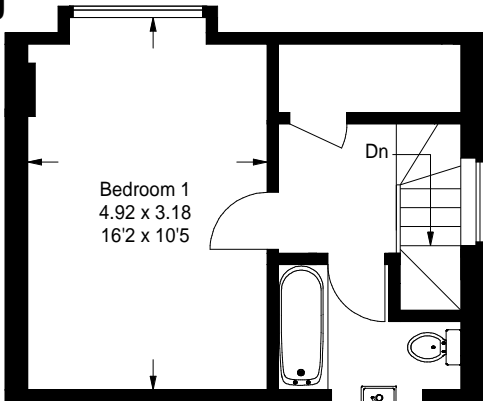
Approximate Gross Internal Area  
Ground Floor = 11.2 sq m / 120 sq ft  
First Floor = 44.5 sq m / 479 sq ft  
Second Floor = 26.9 sq m / 289 sq ft  
Total = 82.5 sq m / 888 sq ft



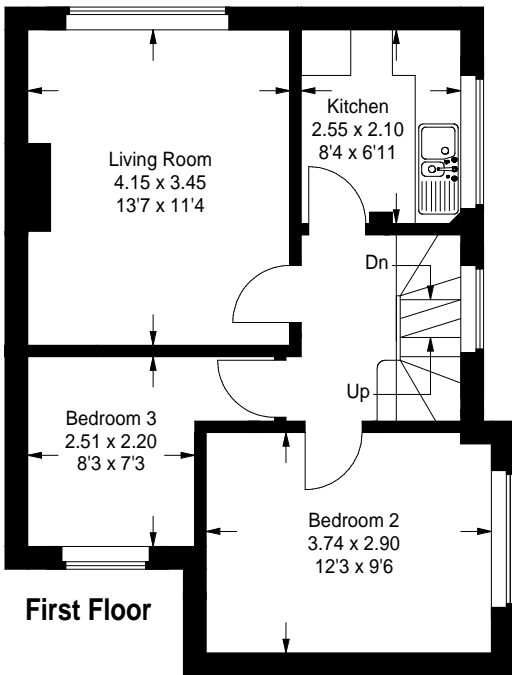
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



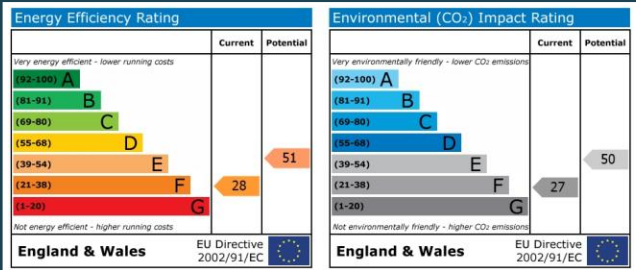
Ground Floor



Second Floor



First Floor



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.



2 Pound Lane  
Godalming Surrey GU7 1BX

Price: £275,000 Leasehold & Share of Freehold (999 year lease) 



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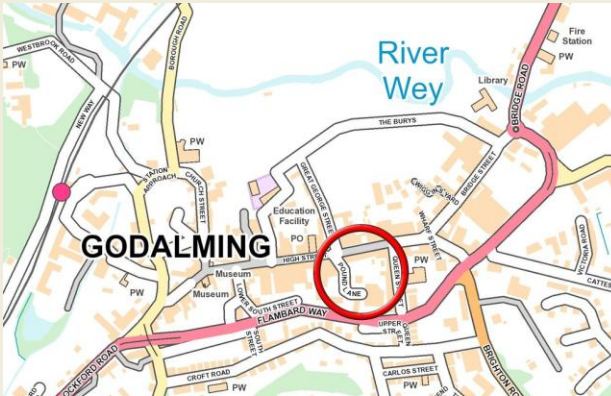
**DESCRIPTION:** 2 Pound Close is a three storey town house believed to have been originally constructed in the 1970s having brick and part timbered elevations under a pitched tiled roof. The property is arranged over three levels providing bright, spacious and adaptable accommodation that includes on the ground floor an entrance hall with useful store room. On the first floor there is a living room, kitchen and two bedrooms, whilst on the second 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 off the High Street with it's excellent amenities including shops, pubs and restaurants.

AT A GLANCE

- Entrance Hall with Store Room
- Living room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Heating
- Double Glazed Windows
- Short Walk Of Town Centre
- Easy Reach of Main Line Station
- Views

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 and number 2 Pound Lane will be found as the second doorway on the left after Record Corner.

