

01483 419 300

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

 www.emery-orchard.co.uk



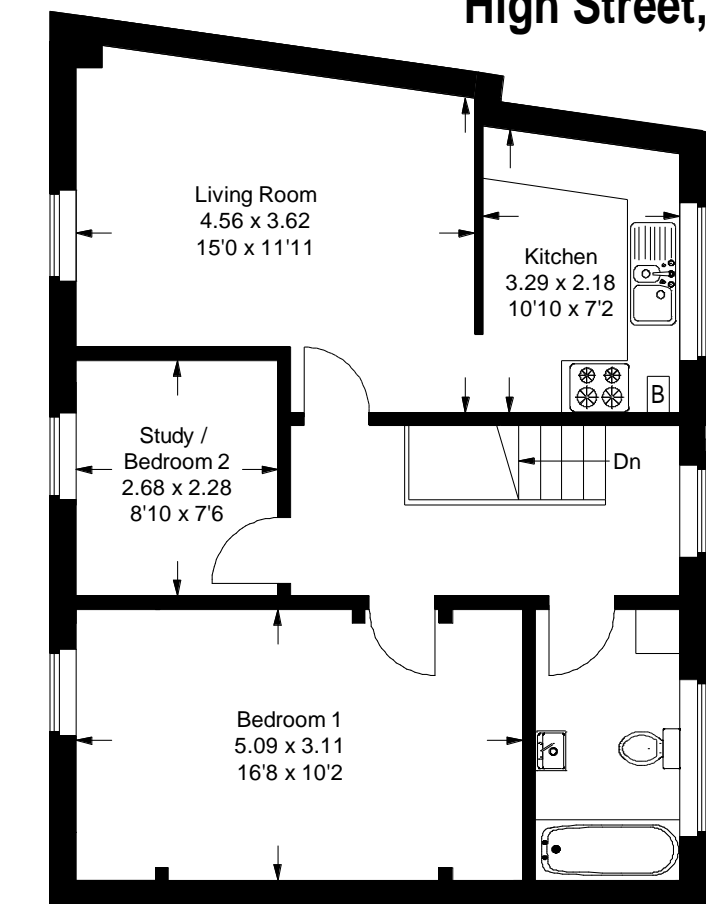
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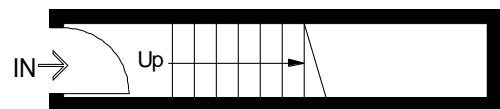


High Street, Godalming



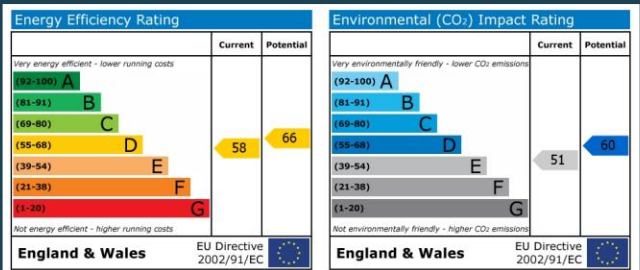
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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

First Floor



Ground Floor

Approximate Gross Internal Area
(Excluding Ground Floor)
62.1 sq m / 668 sq ft



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.



117a High Street
Godalming Surrey GU7 1AQ

Price: £230,000 Leasehold



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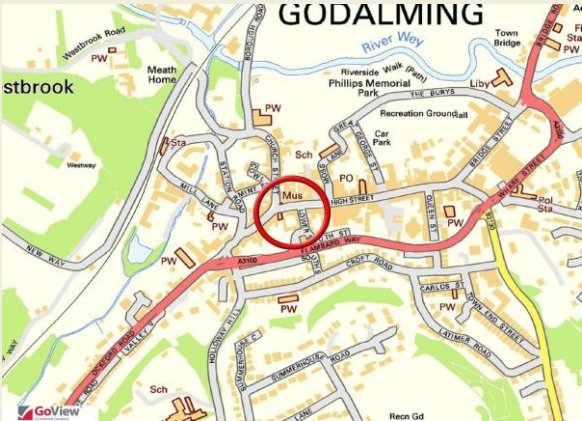
DESCRIPTION: 117a High Street is a purpose built first floor two bedroom flat occupying an extremely convenient location in Godalming's High Street being within easy reach of an excellent range of shops, pubs and restaurants. The flat is located above shops and has it's own private ground floor entrance. Internally, the flat has a great deal of charm and character with many exposed beams and part vaulted ceilings in the living room and bedroom two. The accommodation has been well planned providing bright and spacious rooms that include a 15ft living room, kitchen, two bedrooms and bathroom. The flat is likely to appeal to purchasers seeking a character town centre property that is within a short walk of all local amenities.

AT A GLANCE

- Ground Floor Entrance Hall
- Large First Floor Landing
- 15ft Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Exposed Internal Beams
- Part Vaulted Ceiling
- Short Walk to Main Line Station

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.2m
	DISTANCE TO A3 AND M25	
	A3	2.8m
	DISTANCE TO CENTRE	
	Godalming	0.1m
	DISTANCE TO DOC's & DENTIST	
	Mill Medical Practice	1.5m
	COUNCIL TAX	
	Band	C



DIRECTIONS: From our office proceed down the High Street in a southerly direction towards The Pepperpot. Continue a short way past The Pepperpot and the property will be found on the left hand side.

