



8 Barnett Close, Wonerh, Guildford, Surrey, GU5 0SB

OIEO £280,000

8 Barnett Close, Wonersh, Guildford, Surrey, GU5 0SB

A spacious two double bedroom ground floor maisonette situated in the quiet Surrey Hills village of Wonersh. The property benefits from having its own large west facing garden with views of the surrounding countryside.

The property comprises of an L-shaped lounge/diner, fitted kitchen with built in oven & hob, space for white goods with door leading onto rear garden.

Master bedroom of a very good size with ample room for bedroom furniture as well as an integrated storage cupboard, second double bedroom with built in storage cupboard and family bathroom with shower over bath.

The rear garden is of a generous size measuring approximately 50 foot in length and circa 30 ft wide. Better yet the garden is situated in a West facing direction, additionally there is a brick built exterior storage cupboard handy for storing essential garden items or garden furniture. To the front the property further benefits from a large front garden.

Tenure: Leasehold

Years remaining on lease: 87 Years

Annual ground rent: £100

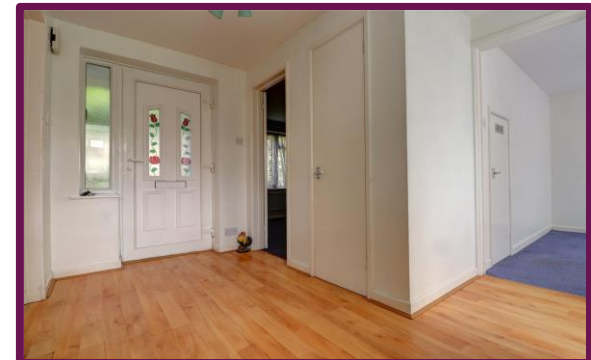
Ground rent review period: TBC

Annual service charge amount: £100

Service charge review period: Annual

Council Tax Band: C

- Two Double Bedrooms
- Large West Facing Garden
- Front Garden
- Chain Free
- Large L shape living room diner
- Cul De Sac Location
- Modernisation Potential
- Wonersh Village

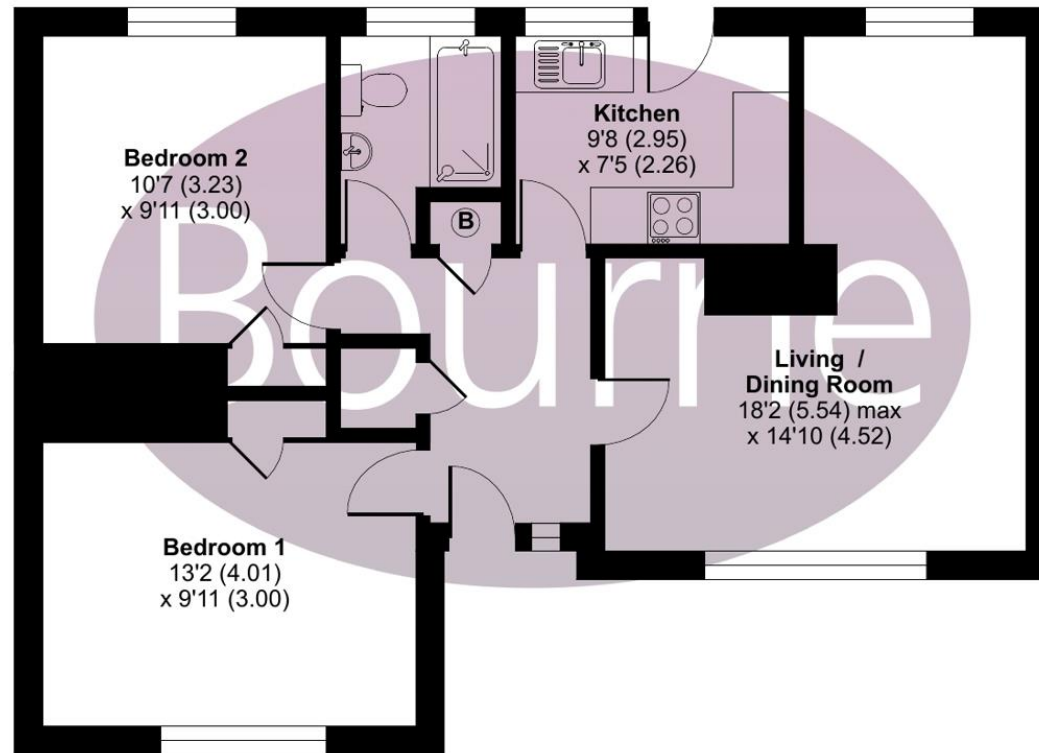


Floorplan

Barnett Close, Womersley, Guildford, GU5

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



GROUND FLOOR

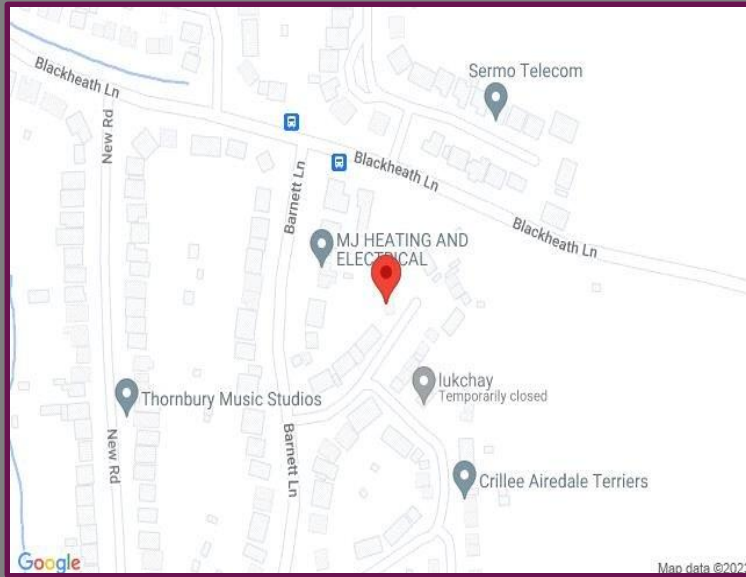


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1024681

Location

The village of Wonersh has a village shop, Post Office and Chemist for daily needs, a doctor's surgery plus a historic church and the Grantley Arms public house. There are further shops in Bramley.

Shalford train station provides excellent links for Guildford, situated 1 mile to the north. Guildford, 3.5 miles, provides a wide range of shopping, social, educational and recreational amenities together with fast and frequent trains services to London Waterloo in approximately 38 minutes. The A3 at Guildford gives access to London, the south coast and via the M25 to Heathrow and Gatwick Airports.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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