



ESTATE AGENTS



17 Aarons Hill, Godalming, Surrey, GU7 2LG

Asking Price £300,000

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An excellent opportunity to purchase a rarely available one bedroom bungalow located on the quiet outskirts of Godalming.

The property would suit someone looking to update to their own taste and would be great for those looking to downsize within the neighborhood or embarking on the exciting journey of homeownership for the first time.

Stepping inside, there is an entrance hallway with a large adjacent storeroom, a generously sized living room leading off to a good double bedroom with built-in storage. To the rear of the bungalow is the galley style kitchen with an array of fitted storage cupboards and space for appliances. There is also a bathroom fitted with WC, sink and bath with overhead shower.

Outside, this residence boasts convenience with off-street parking, front, rear and side gardens, offering tranquil spaces for relaxation or entertaining.

This bungalow is offered for sale on a chain free basis.

Tenure: Freehold

Council Tax Band: C

- One Bedroom
- Bungalow
- End Terrace
- Chain Free
- Ideal for downsizers or first time buyers
- Freehold
- Off Street Parking
- Front & Rear Garden

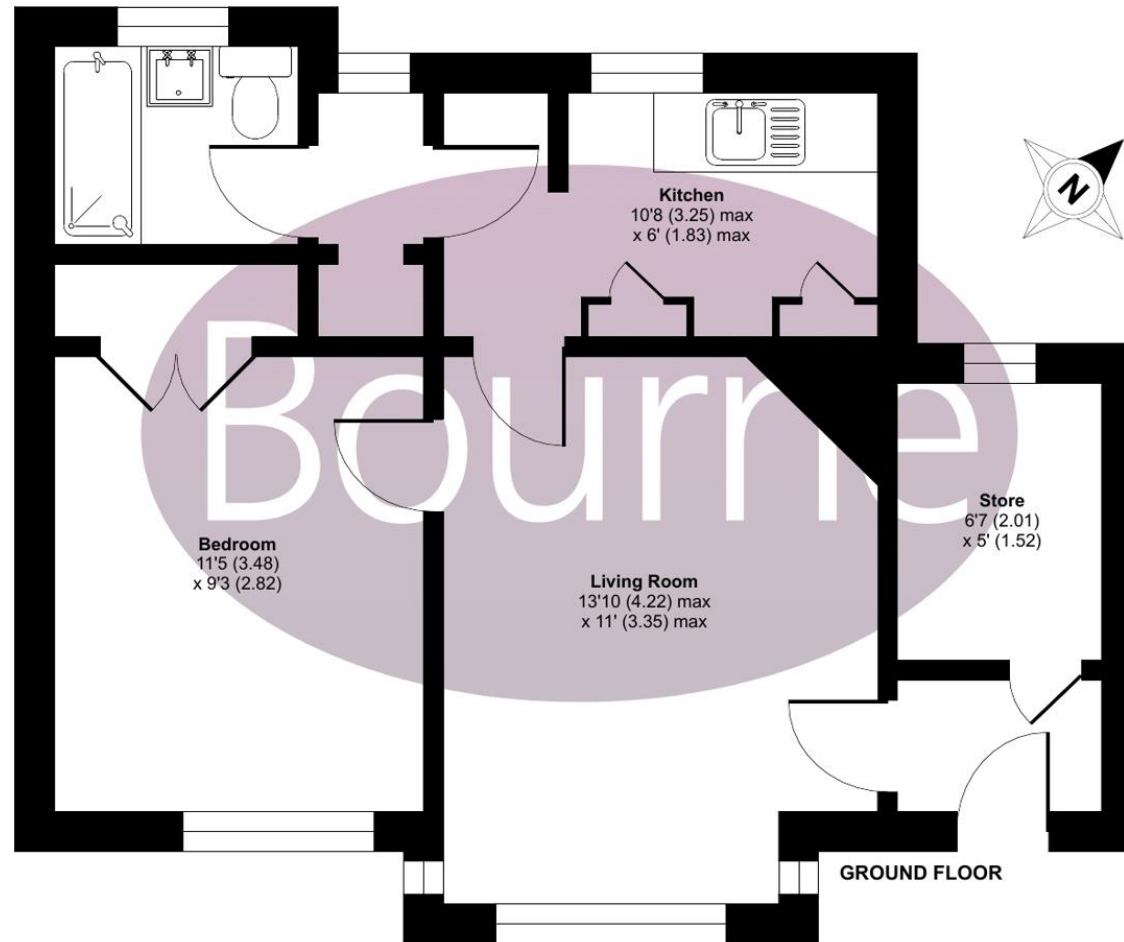


Floorplan

Aarons Hill, Godalming, GU7

Approximate Area = 466 sq ft / 43.3 sq m

For identification only - Not to scale



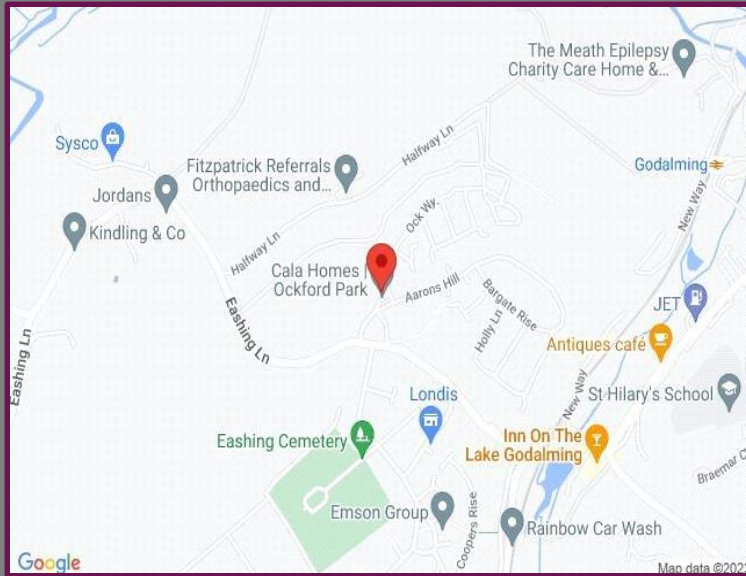
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1069236

Location

Aarons Hill is in a semi-rural location on the border of Godalming.

The town of Godalming itself has a variety of independent and High Street brand shops plus several cosy pubs to enjoy.

There is a mainline station within a 20-minute walk of the property with direct links to London Waterloo and easy access to the Guildford and beyond via the A3, A31, M3 and M25.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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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