

Bourne



Godalming, Surrey

Asking Price £365,000

# Godalming, Surrey

This superb two-bedroom freehold property is situated in a great position on Chalk Road, ideally located a mere 10-minute walk from both the High Street of Godalming and Godalming Train Station.

Approached via steps up to the front door, the accommodation consists of a well-proportioned living room, a spacious kitchen with a range of fitted units, and double doors opening onto the patio at the rear. The bathroom is fitted with a modern white suite and a shower over the bath. The principal bedroom overlooks the rear garden, with the second bedroom located to the front of the property.

The property is fitted with double glazing throughout and has benefited from a new Combi Boiler being installed in 2019, which is situated in the garage. At the front, there are two off-street parking spaces and a single garage.

Council Tax Band D

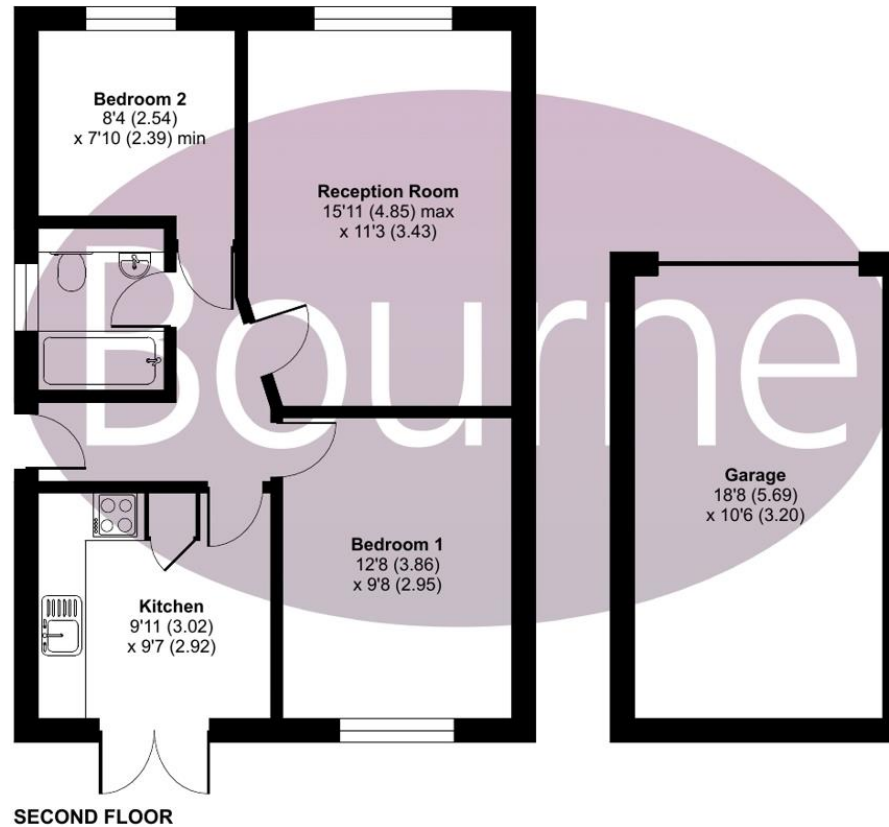
- Two Bedroom
- Freehold
- Off Street Parking
- Chain Free Sale
- Recently Refurbished
- Garage
- 10 Min Walk to Station
- Garden



## Chalk Road, Godalming, GU7

Approximate Area = 776 sq ft / 72.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1091639

# Location

Located half a mile away from the center of Godalming, this property benefits from a great position in the town, being just a short walk from the high street of Godalming with its historic high occupied by a mixture of independent retailers, cafes, pubs & restaurants. Additionally, the town offers a direct line to London Waterloo from Godalming Station. Nearby Guildford is located 4.5 miles to the north via Peasmarsh. Additionally, the A3 provides easy access to London and the south coast, with links to Gatwick and Heathrow airports via the M25 at Cobham. The area offers a variety of well-regarded schools, including primary, junior, and Broadwater Comprehensive. Holloway Hill in Godalming is home to a sixth form college, and there are several independent schools available in the district.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 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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