



ESTATE AGENTS



25 Summers Road, Godalming, Surrey, GU7 3BB

Asking Price £425,000

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This Victorian end-of-terrace home has been tastefully modernised by its current owners whilst retaining its character charm.

Downstairs, there's a pleasant sitting room with a wood burner perfect for cozy winter nights in, next door to this you will find a charming open plan kitchen and dining space ideal for get-togethers with friends and family. The kitchen is practical offering ample countertop workspace and storage and is of a modern style.

There is a beautifully presented bathroom to the rear of the house and upstairs are the two spacious double bedrooms with lots of storage.

Outside, there's a small courtyard-style garden to the rear of the property which faces to the North-West.

It's conveniently situated close to a range of shops in Farncombe as well as being within easy reach of Godalming's town center, which is just a short walk to shops, leisure spots, and the mainline station to London Waterloo.

In summary, it's a comfy cottage in a great spot, blending character features with modern decor and would make either an ideal first time buy or buy to let investment.

- End Terrace
- Two Bedroom
- Circa 2-minute Walk to Farncombe Station
- Victorian Era Construction
- Courtyard Garden
- Living Room with Wood Burner
- Freehold
- Convenient Proximity Station & Farncombe Amenities
- Council Tax Band C



Floorplan

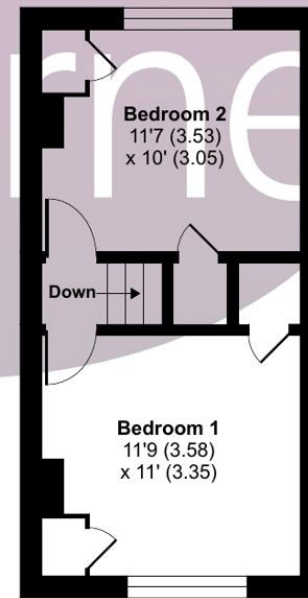
Summers Road, Godalming, GU7

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

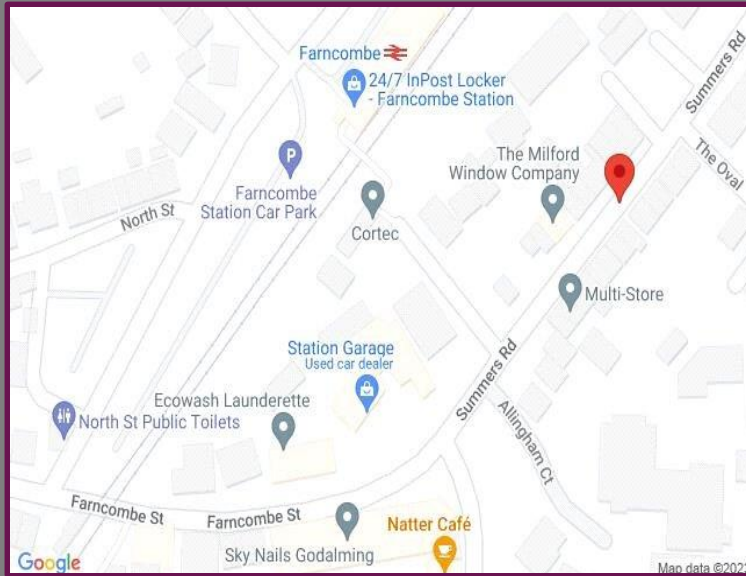


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Bourne Estate Agents. REF: 1068487

Location

Farncombe Village offers a range of shops catering to daily needs, including a Co-op, an independent butcher, a baker, and a Boots chemist. For leisure and recreational activities, Godalming Leisure Centre and Broadwater Park, with its lake and golf course, are conveniently located nearby.

The historic High Street of Godalming is just a short distance away, providing excellent shopping and dining options, including Waitrose and Sainsbury's. The mainline station, only a few minutes' walk from the property, offers fast and frequent service to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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...

GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU

Tel: 01483 427699 | Email: godalming@bourneestateagents.com

Web: www.Bourneestateagents.com