



ESTATE AGENTS



49 Nightingale Road, Godalming, Surrey, GU7 2HU

Asking Price £475,000

# 49 Nightingale Road, Godalming, Surrey, GU7 2HU

Located on Nightingale Road is this exceptional double fronted two-bedroom Georgian home. Offering an abundance of character along with many other unique benefits not found elsewhere.

Upon entering into the property, you step inside to an entranceway leading to either the Sitting Room to one side or the dining room to the other. The sitting room is a light and bright space benefitting from dual aspect windows and features a working open fireplace. The neighbouring dining room boasts a feature fireplace, both rooms share the benefit of hardwood flooring and are fitted with stylish plantation style shutters.

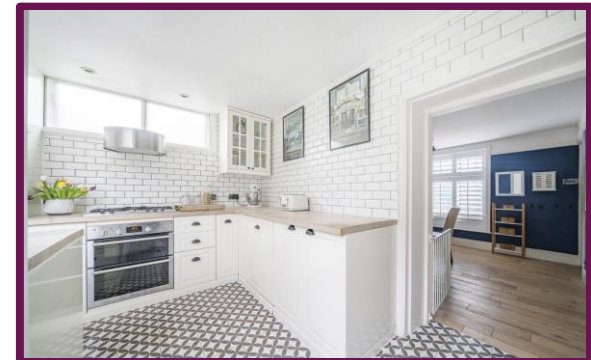
To the rear of the ground floor, you will find the kitchen and the family bathroom. The kitchen is of an L Shape configuration fitted with a range of base and eye level units and offers ample countertop workspace. The bathroom is fitted with a three-piece suite comprised of a Bath with overhead shower, sink & W/C.

Upstairs the property offers two bedrooms both of which are close to equal in size and are well sized double bedrooms, the primary bedroom benefits from fitted storage and the second boasts dual aspect windows.

Another unique benefit this home offers is a basement room that could make for an either an ideal home working space or an additional storage area.

Externally, this property offers generous external space by way of a large courtyard garden with a raised decking area. Additionally, a large sliding gate makes way for off street parking, in addition to ample on street parking.

- Two Bedrooms
- Double Fronted
- Georgian Character Home
- 5 Minute Walk to Farncombe Station
- Off Street Parking
- Working Fireplace
- Cellar / Basement Room
- Detached
- Council Tax D



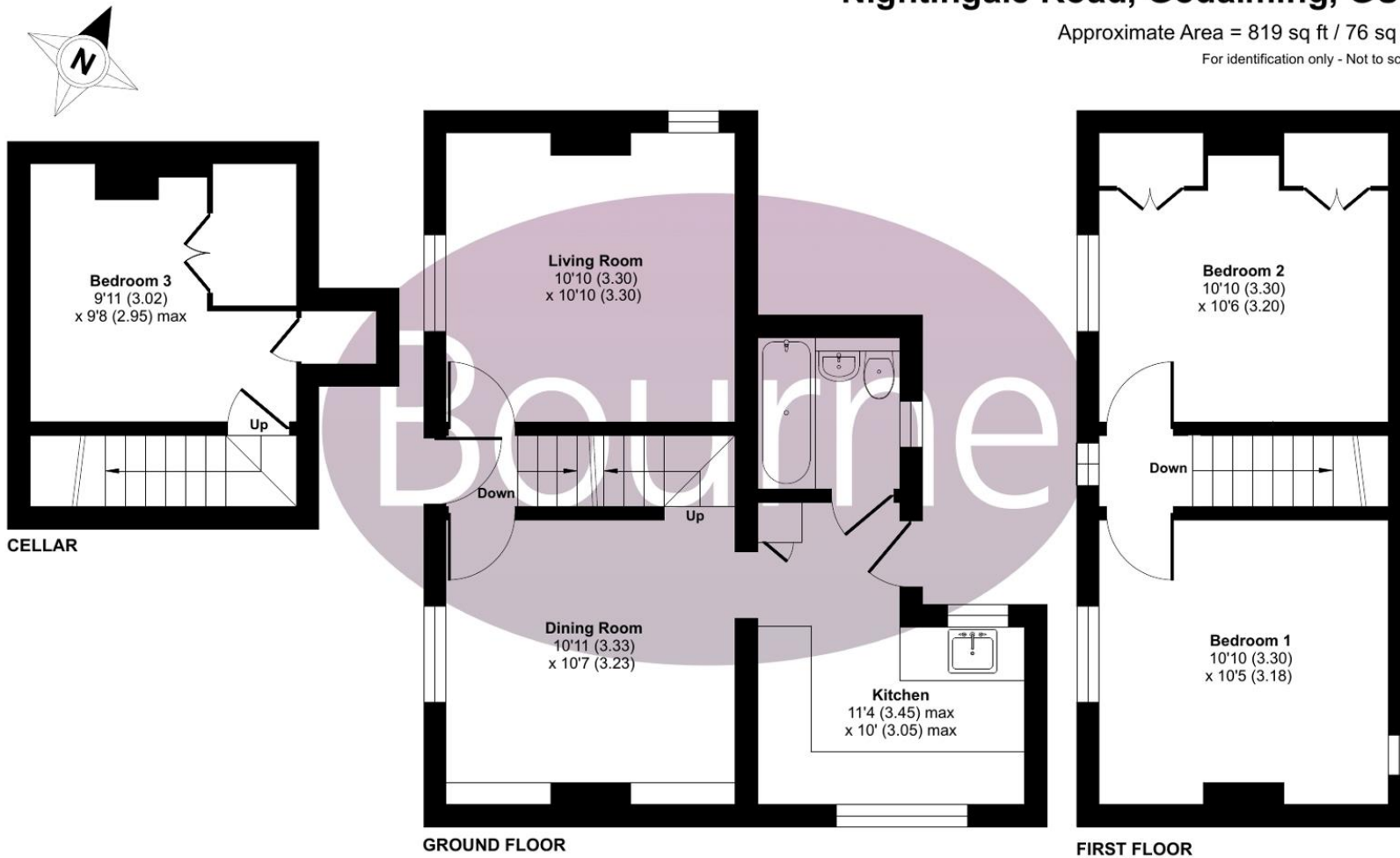


# Floorplan

## Nightingale Road, Godalming, GU7

Approximate Area = 819 sq ft / 76 sq m

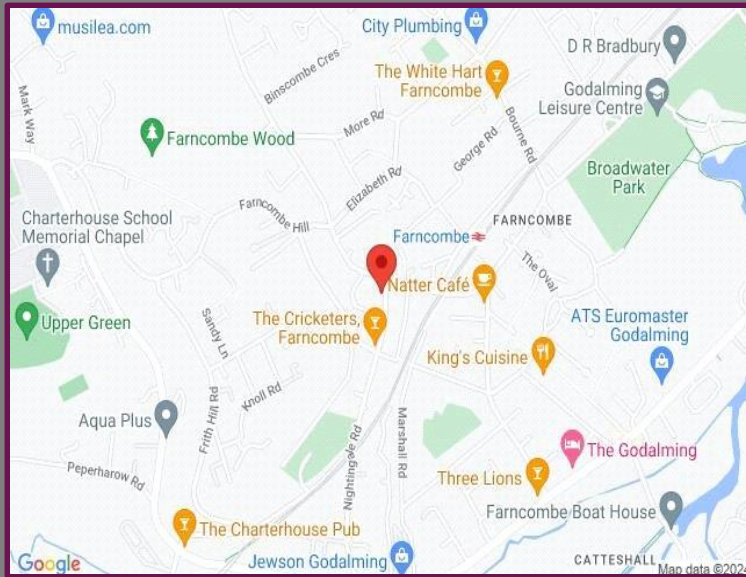
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1088405

# Location

Farncombe is a satellite of Godalming, being a little over a mile away. Farncombe boasts its own shopping parade, including a butchers, chemist and newsagents. In addition Farncombe has its own mainline station a mere 5 minute walk from the property (Waterloo usually around 45 minutes). Guildford is just four miles to the north via Peasmarsh, whilst the A3 accessed either via Compton or via Charterhouse Road provides access to London and the south coast with links, via the M25 at Cobham, to Gatwick and Heathrow airports. Schools are well catered for in the area, including primary and junior as well as Broadwater Comprehensive. There is a sixth form college at Holloway Hill, Godalming. A number of independent schools are also available in the district.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



**GODALMING: 41 High Street, Godalming, Surrey, GU7 1AU**  
 A refreshing choice... **Tel: 01483 427699 | Email: godalming@bournestateagents.com**

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