



Great George Street, Godalming
Surrey, GU7



Beyond your expectations

Delightful cottage situated in the heart of the town.

Hamptons International

Baverstock House, 93 High Street, Godalming, Surrey

Sales. 01483 417222

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www.hamptons.co.uk

3 bedrooms | bathroom | cloakroom | Sitting room with open fire | kitchen/breakfast room | double glazed windows | gas central heating | garden

Guide Price £550,000 Freehold

Description

A lovely Georgian terraced town house set out on three floors occupying a very central position convenient for all the amenities in the town. The cottage is well presented, has rendered front elevations with double glazed sash windows, panelled internal doors, and an open fireplace with wooden mantelpiece. The kitchen to the front has a range of coloured wall and base units, plumbing for a washing machine and dishwasher, space for gas cooker. The sitting room has doors opening to the garden. There is a basement with restricted head height accessed from the hall.

Outside

To the rear, the garden has a paved terrace, an area of lawn with mature shrubs and plants and brick wall to one side. There is a garden store at the end of the garden.

Location

Conveniently located just off Godalming's pretty semi-pedestrianised high street with its wide range of interesting shops (including Waitrose and Sainsbury's supermarkets), cafes and restaurants. Godalming's mainline station is within half a mile serving Waterloo in about 46 minutes. The A3 is readily accessible at Milford some 2.5 miles away. There is an excellent range of local schools for all age groups within easy reach including the 6th form college, Moss Lane infant school and Godalming Junior School is about half a mile away. Access onto open countryside including attractive

riverside walks are just beyond the end of the street, next to the bandstand.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	46
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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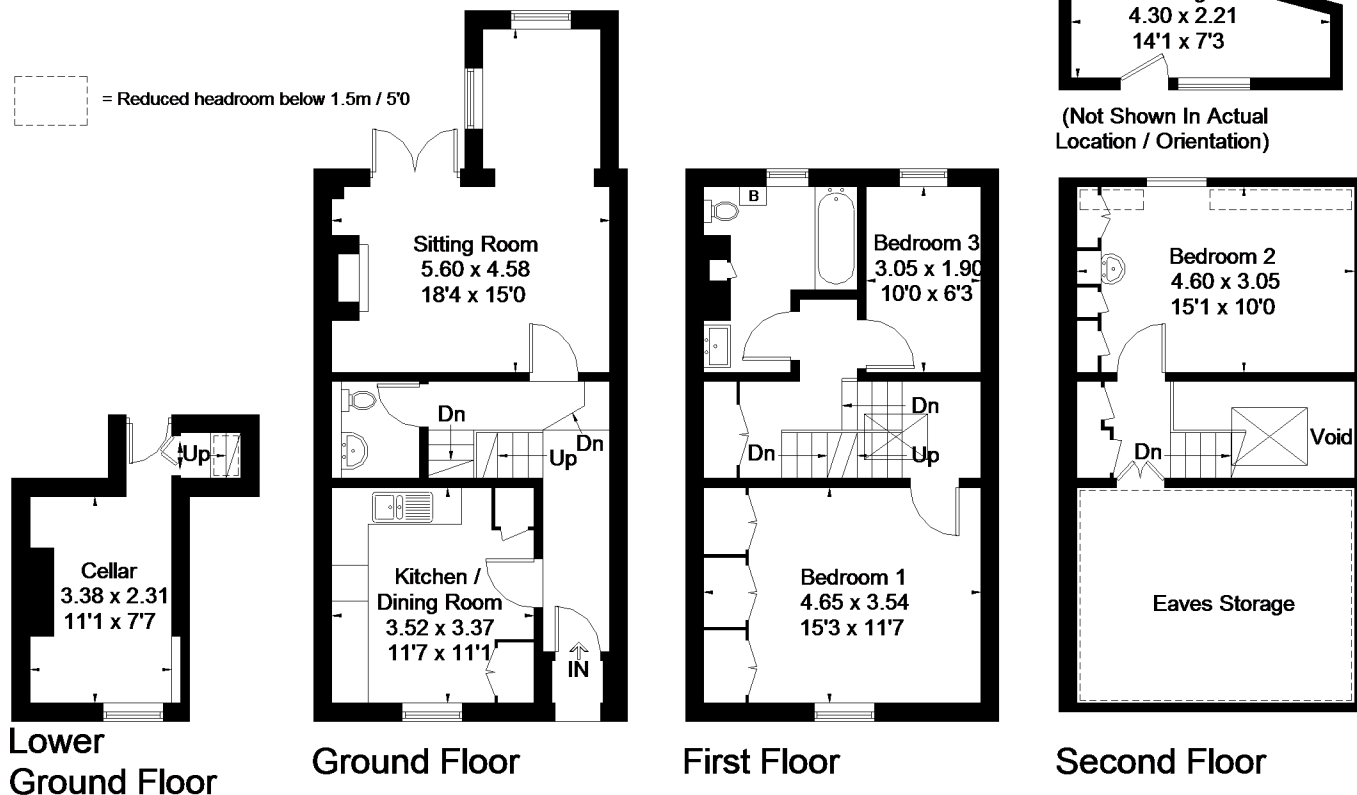
Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft
(Including Cellar / Excluding Void & Eaves Storage)

Storage = 7 sq m / 75 sq ft

Total = 116.8 sq m / 1257 sq ft



= Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 2017 0203 9056099 Ref: 193636

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

