

Bourne

ESTATE AGENTS



Long Gore, Godalming, Surrey GU7 3TJ

£1,400 pcm

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AVAILABLE MID JUNE Bourne are pleased to bring to the market this well presented two bedroom, split level maisonette located in a popular residential area in Godalming.

As you enter the property through the front door you are greeted with an entrance hall with ample storage cupboard and additional storage room. Making your way up the first set of stairs to the first floor, you are then greeted with a large landing with access into the kitchen and living room, along with an additional storage cupboard. The first doorway on the left leads into the good sized modern kitchen with space for a small dining table, and a number of wall mounted and base level units. At the end of the hallway is another doorway which leads into the spacious living room which overlooks the front of the development.

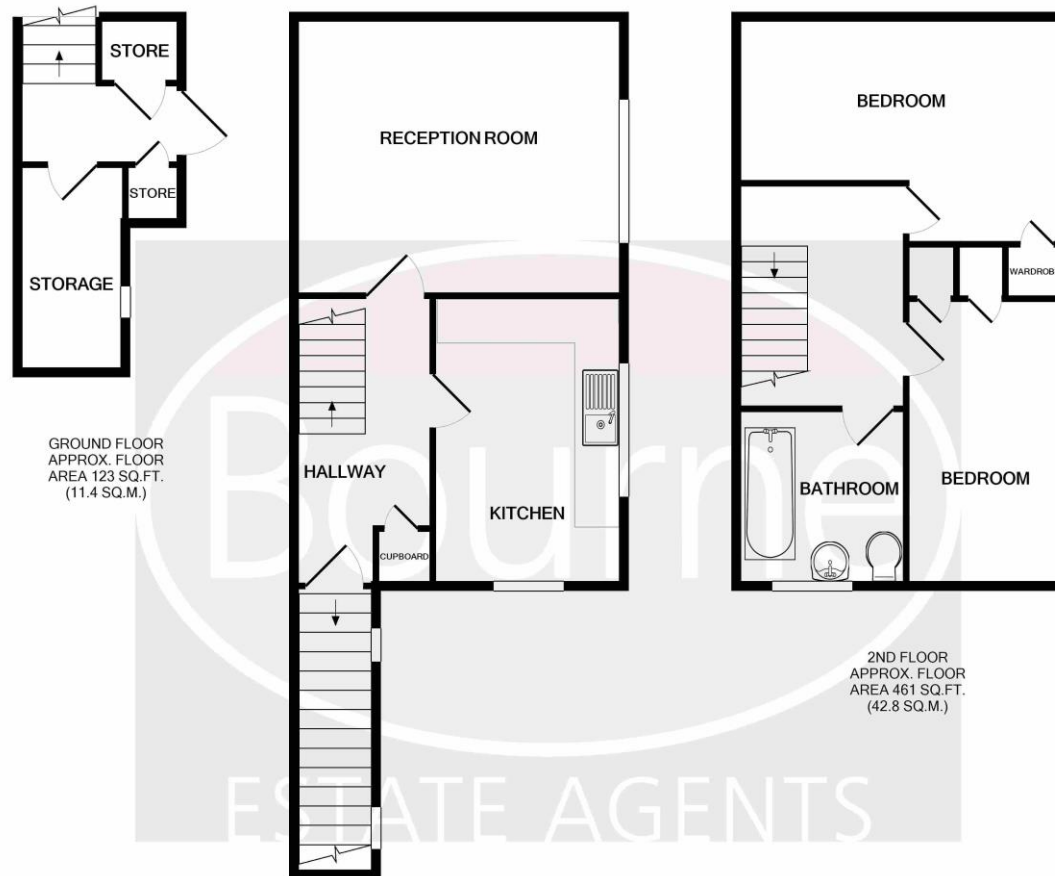
Back into the hallway, and up the next set of stairs, leads to another landing which provides access to the bedrooms and bathroom. As you reach the landing, the first doorway on the left leads into the main bedroom which is deceptively spacious and benefits from a fitted wardrobe. The next doorway along from the landing leads into the second bedroom which is also a good sized double and benefits from two fitted wardrobes. Finally to the end of the hallway is the modern three piece bathroom suite.

Outside, the property benefits from a private garden with patio and additional external storage space, along with this there is on & off street parking available to residents. Unfurnished, Sorry no pets.

- ***AVAILABLE MID JUNE ***
- Two Bedroom Split Level Maisonette
- Modern Fixtures & Fittings Throughout
- Spacious Living Room
- Modern Kitchen With Appliances
- Modern Bathroom
- Two Double Bedrooms
- Ample Storage Space
- Private Garden
- Off Street & On Street Parking



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 123 SQ.FT.
(11.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)

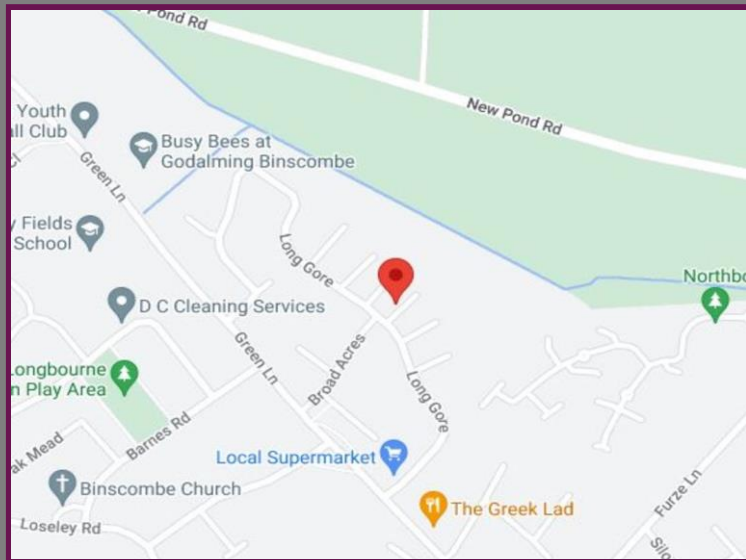
1ST FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location

The property is located a short walk from Farncombe village with its renowned butcher and bakery as well as a Co-op, Boots Chemist and other independent traders. The mainline station provides a fast, frequent service to London Waterloo and the South Coast in under the hour. The historic High Street of Godalming is nearby with its excellent shops and restaurants as well as Waitrose and Sainsburys. The area is surrounded by miles of open countryside, much of which is owned by the National Trust and the A3 is accessible at Compton linking with the M25 for Heathrow and Gatwick Airports.



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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