



Farncombe Street, Godalming, Surrey GU7 3AZ

Guide Price £300,000

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Bourne is delighted to introduce to the market this beautifully presented three bedroom split level maisonette situated in the heart of Farncombe just a moments walk to the local shops and station.

Benefitting from its own private entrance to the rear the first room you enter is the Kitchen. Fully equipped with appliances in a modern style it has plenty of cupboard space with recently fitted shelving adding to the appeal. Moving on from the kitchen the living and dining room offers great space and as well as being decorated in a modern style also benefits from the fitting of wooden laminate flooring.

Taking the stairs leads you to the bedrooms and the family bathroom. Two of the bedrooms are generously sized doubles with one having a beautiful ly styled en-suite adding to its appeal. The final bedroom is currently used as a bedroom but is a flexible space that could be used as an office or nursery.

To finish the additional loft space is very useful and offers great storage space.

Overall this is a property that offers a great deal , priced to sell and located in a very desirable position this is one you won't want to miss.

Tenure : Leasehold

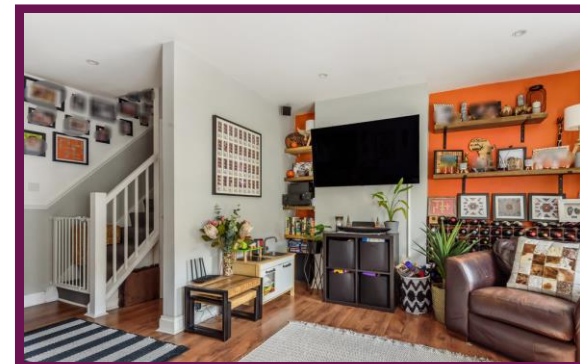
Length of Lease : 93 years (as of Aug 2022)

Council Tax Band : C

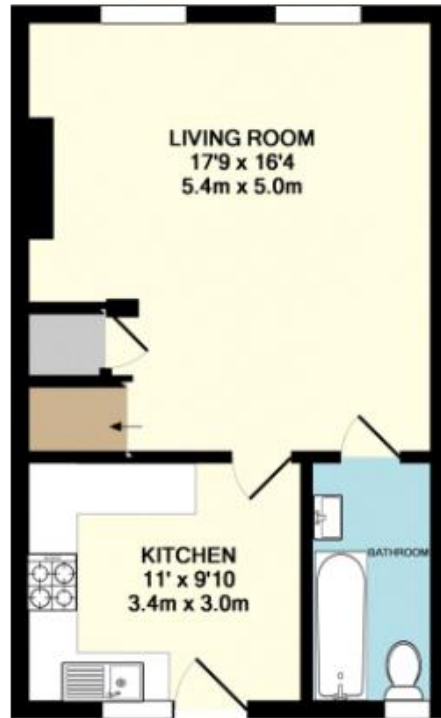
Maintenance Costs : None

Ground Rent : £50 per annum

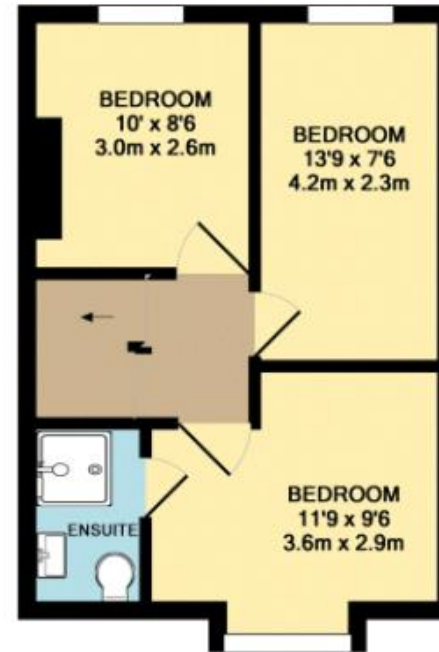
- Split Level Maisonette
- Three Bedrooms
- Master Bedroom With En-Suite
- Modern Bathroom
- Modern recently updated Kitchen
- Open Plan Living and Dining Room
- Gas Central Heating
- Perfect location for Farncombe station and shops
- Viewings Highly Recommended



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)

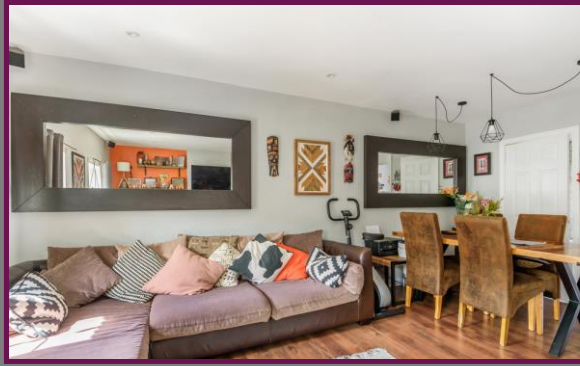
TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 SQ.M.)

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.

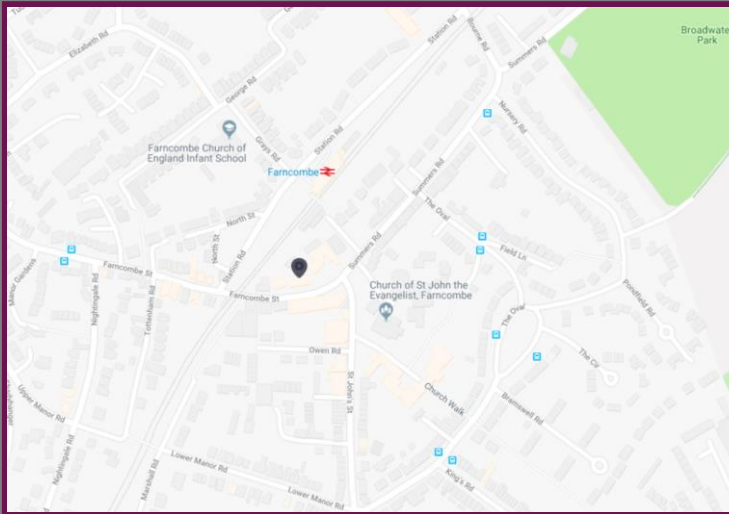
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Location

Farncombe is a satellite of Godalming, being about one and a half miles distant and boasts its own shopping parade, including a butchers, chemist and newsagents. In addition Farncombe has its own mainline station (Waterloo usually around 45 minutes). Guildford is just three miles to the north, whilst the A3 at Compton 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 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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