



PROPERTY DETAILS

189 Brighton Road, Godalming, Surrey

- Excellent, refurbished condition
- Modern kitchens and bathroom
- Popular location close to schools and town
- Off street parking for one car
- Well behaved pet may be permitted



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GU7 IPL



Off Street





189 Brighton Road, Godalming, Surrey GU7 1PL

A very well-presented and modernised three-bedroom family home within easy walking reach of local schools and Godalming town centre including the train station for fast and frequent services to Guildford, Woking and London Waterloo.



The property underwent total refurbishment in 2015 to a high standard retaining its character appeal but adding modern double glazing, real wood floors and energy efficient heating. The property was extended to provide 2 new bathrooms and the modest garden was terraced to make the most of its position.

The front door leads into a small porch area and onward into the downstairs accommodation which comprises: living room of generous proportions and real wood and built-in storage cupboard; kitchen with range of modern units including built-in dishwasher, fridge freezer and modern range-style cooker; utility area; downstairs shower room with WC, basin, shower cubicle and washing machine.





Stairs from the living room lead to the first floor where there are two bedrooms with built-in storage cupboards. The larger bedroom has an ensuite shower room. From the landing a second flight of stairs leads to the second floor room that can function as a bedroom, study or home office within the eaves of the building having dual aspect rooflights. The modern, gas-fired boiler is located in this room.



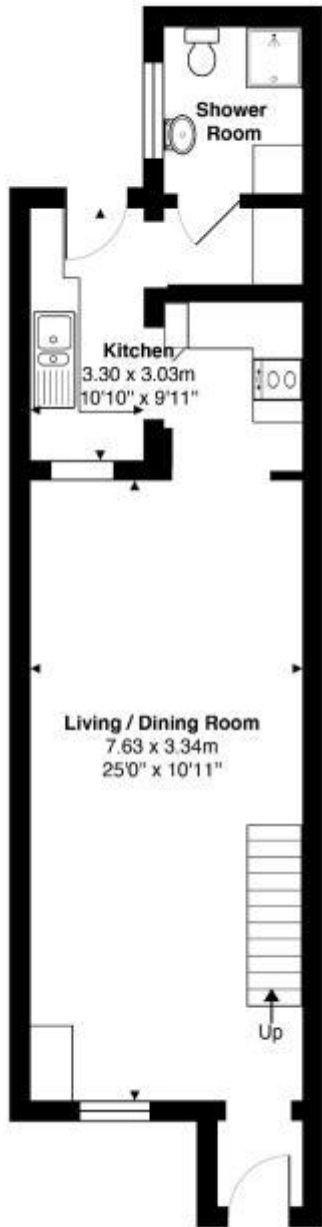
Outside there is a small paved area to the front of the property; to the rear there is a terraced garden with paved areas to provide outside entertaining areas and small area of artificial grass making this a low-maintenance way to enjoy being outdoors. A shared access provides rear access without needing to go through the house.

Parking for one car is available in a gated car park owned by the landlord at approximately 30 meters from the front door. Viewing is highly recommended to appreciate the convenience and presentation of this property.

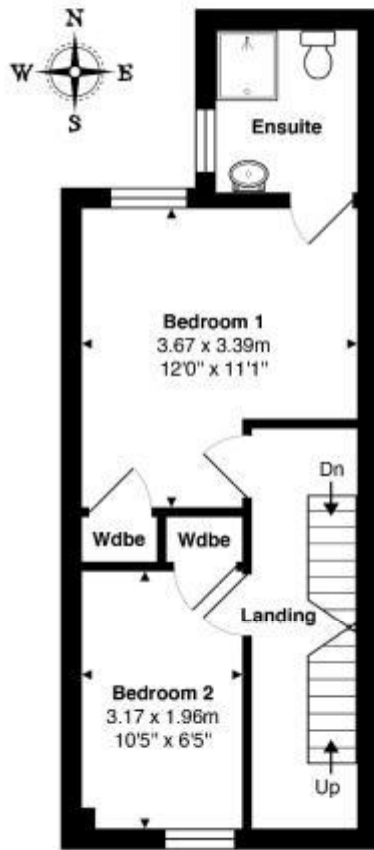
Council Tax Band D (www.waverley.gov.uk)
EPC C

- Restrictions
- No smoking is permitted within the property, nor any communal areas.
 - Well behaved pets are permitted subject to permission of the landlord
 - Only persons applying and named on any tenancy agreement may reside at the property.
 - Other restrictions may apply. Full details available on request.
- Security Deposit
- A deposit equivalent to 5 weeks rental will be required subject to status.
 - Deposit funds are held independently by a third party in line with current legislation. Visit www.depositprotection.com for more information.
- Reservation
- In order to reserve the property we ask for a Goodwill Deposit of £250. Refundable prior to acceptance of formal offer of tenancy but is forfeit once the application process is underway.

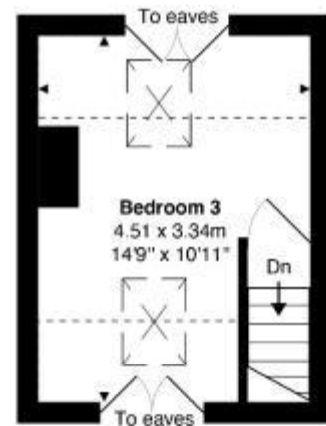




Ground Floor
Approx. Gross Internal Area 41.6 m² ... 447 ft²



1st Floor
Approx. Gross Internal Area 29.6 m² ... 318 ft²



2nd Floor
Approx. Gross Internal Area 15.2 m² ... 164 ft²

- Denotes reduced head height

Total Approx. Gross Internal Area 86.4 m² ... 930 ft²
All measurements are approximate and for display purposes only. Not to scale.