



49 High Ridge

Bargate Wood Godalming Surrey GU7 1YF

Asking Price: £325,000 Freehold



- Quiet No Through Road
- Views Over Playing Fields
- Close To The Town Centre & Main Line Station
- Covered Porch & Entrance Hall
- Living Room
- Re fitted Kitchen with Built in Appliances
- Double Bedroom & Bathroom
- Electric Heating
- Enclosed Rear Garden
- Allocated Parking Space



An attractive one bed terrace house with off road parking located in a small and quiet cul de sac set away from busy main roads and enjoying a lovely outlook to the rear over playing fields. Over the years the house has been tastefully refurbished with works that have included the installation of a stylish modern kitchen with built in appliances and a quality bathroom suite. Outside the house enjoys it's own fully enclosed rear garden with rear access from the allocated parking area. The Bargate Wood development is conveniently located within easy reach of the town centre, main line station and the A3 making it an ideal place to live for the commuter.





Godalming Main Line Station – 11.0 mile (Waterloo approx. 45 mins)

Godalming Centre – 0.9 miles

Doctors – 1.8 miles Dentist – 0.5 miles

A3 – 2.5 miles M25 – 17.0 miles M3 – 14.9 miles

Council Tax Band - C Payable - £1,806

Energy Efficiency Rating D.



Proceed out of Godalming in a southerly direction on the A3100 and at the first roundabout by the Inn on the Lake, turn left into Shackstead Lane. Continue up Shackstead Lane to the mini roundabout and turn right into Pullman Lane. High Ridge is then the third turning on your left-hand side.



High Ridge, Godalming

Approximate Gross Internal Area
Ground Floor :- 34 sq m / 366 sq ft
First Floor :- 22 sq m / 237 sq ft
Total :- 56 sq m / 603 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

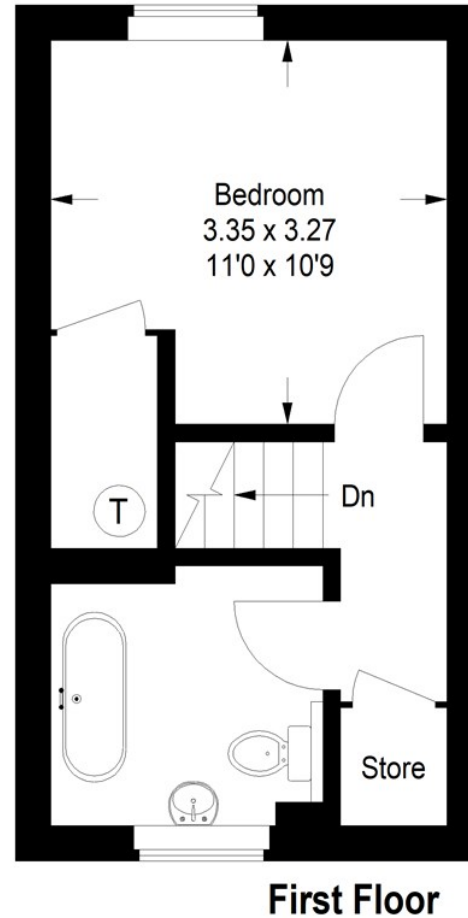
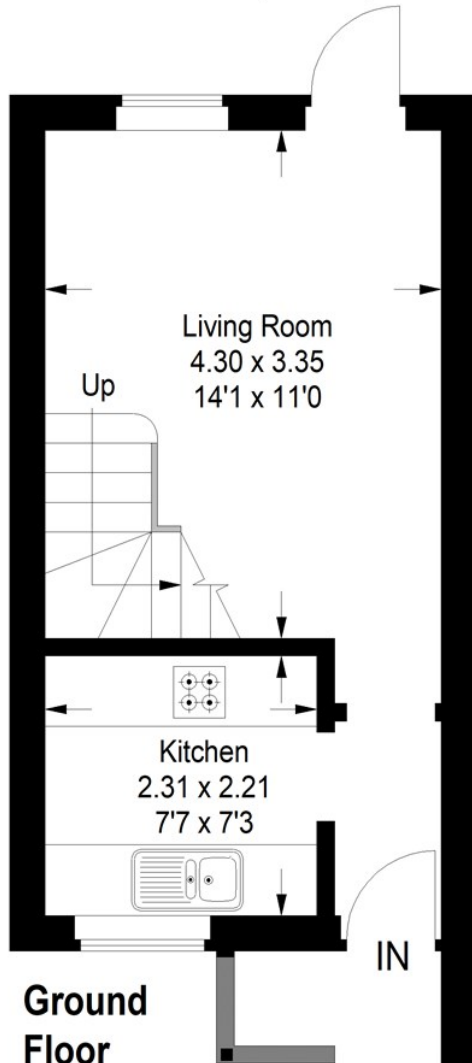


Emery & Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk



Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

