



7 Ivybank Nightingale Road

Farncombe Godalming Surrey GU7 2JE

Asking Price: £279,500 Freehold

- Small Private Development
- Short Walk of the High Street & Main Line Station
- Parking Space
- Entrance Hall
- Living/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazed Windows & Electric Heating
- Well Maintained Communal Gardens & Grounds



A one bedroom back to back end of terrace house set in a small private development conveniently located within a short walk of the town centre and high street as well as being within easy reach of Godalming & Farncombe main line stations (Waterloo 45 mins)





Farncombe Main Line Station – 0.4 mile (Waterloo approx. 45 mins)

Godalming High Street – 0.7 miles

Doctors – 0.8 miles Dentist – 0.4 miles

A3 – miles 2.2 miles M25 – 13.7 miles M3 – 14.2 miles

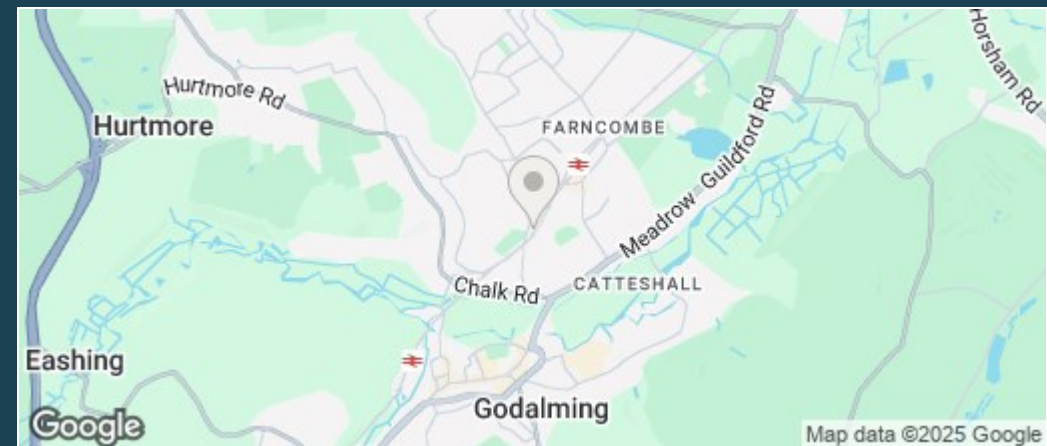
Energy Efficiency Rating C

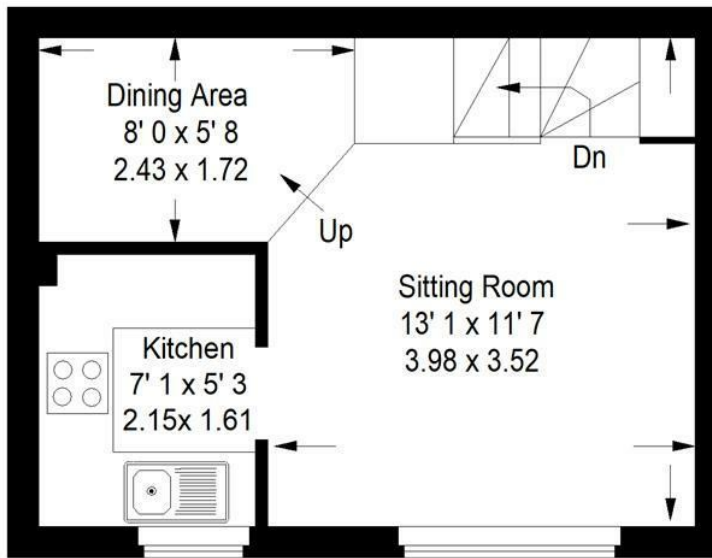
Annual service charge of £540 for the upkeep and maintenance of the private road and communal gardens & grounds.

Council Tax Band C – Payable £2138.83 (2024/25)




BOX 408 - I 1 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout by the Wey Inn turn left into Chalk Road and second right into Nightingale Road. Ivybank will then be found after 0.3 mile on your right hand side.



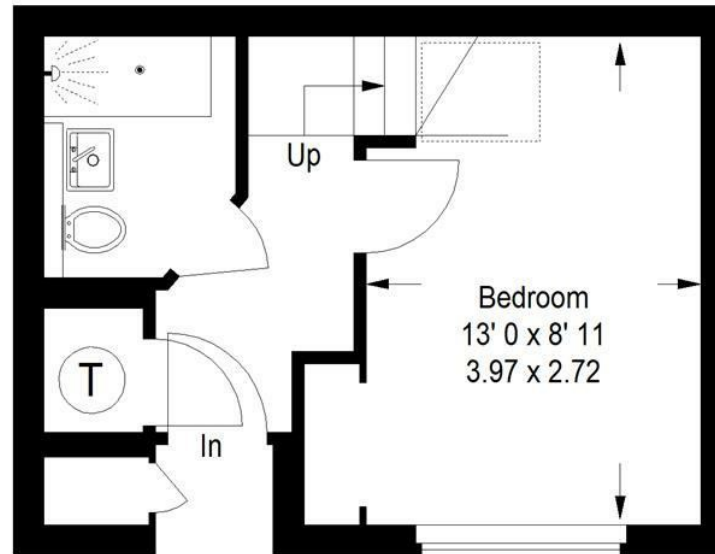


First Floor

 = Reduced headroom below 1.5 m / 5'0



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.



Ground Floor

Nightingale Road

Approximate Gross
Internal Floor Area:
430 sq ft / 40 sq m



**Emery &
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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.