

3 Bakers Yard Molyneux Road

Farncombe GU7 3NJ

Asking Price: £325,000 Freehold

Emery& Orchard
ESTATE AGENTS

- Open Plan Sitting/ Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Garden Laid To Lawn and Patio
- Two Private Parking Spaces
- Convenient Location
- No Onward Chain



An attractive two-bedroom freehold home, offered with no onward chain. The property boasts a spacious open-plan ground floor with a 21ft x 15ft sitting room and fitted kitchen, creating a bright and versatile living space. Upstairs are two well-proportioned bedrooms. Outside, there is a small private garden laid to patio and lawn, along with two allocated parking spaces. Conveniently located close to the village centre and train station, the property offers excellent access to local amenities and transport links.

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Station – 0.3 miles (Waterloo approx. 45 mins)

Farncombe Centre – 0.4 miles Godalming – 1.1 miles

Infant School – 0.3 miles Junior School – 0.8 miles

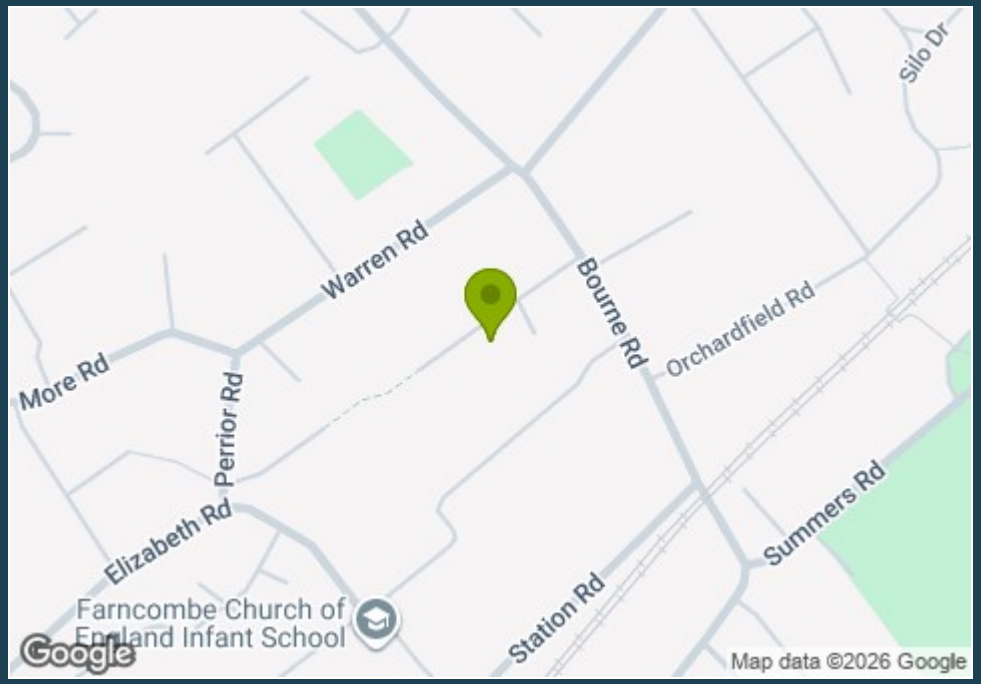
Secondary School – 0.6 miles

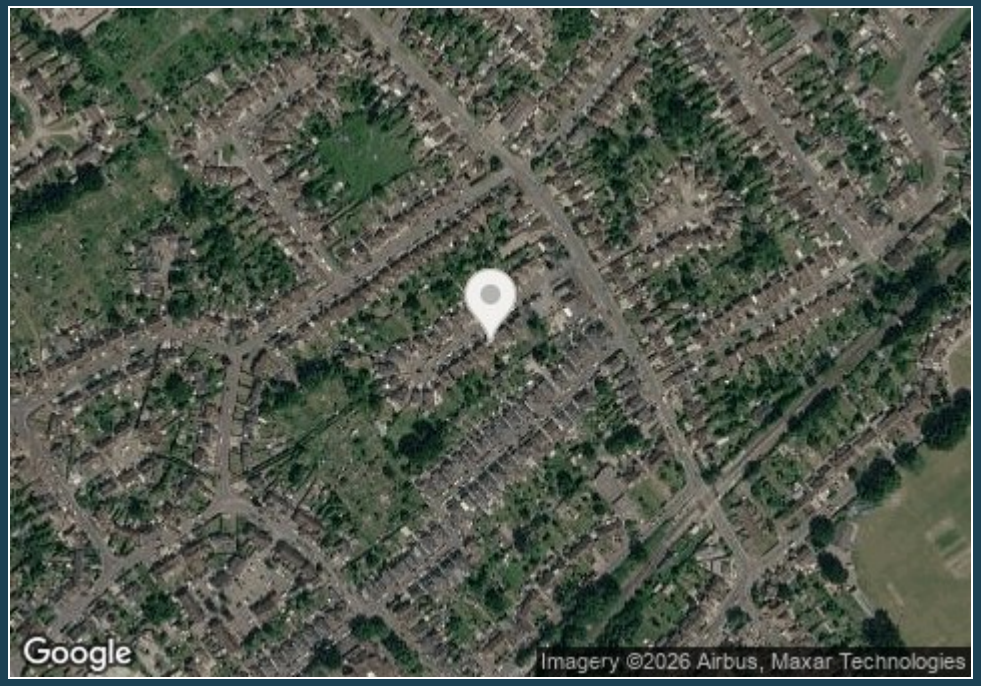
Doctors – 0.9 miles Dentist – 0.5 miles

A3 – 2.8 miles M25 – 12 miles M3 – 13.8 miles

Council Tax Band - D Payable - £2,519.93

Energy Efficiency Rating C



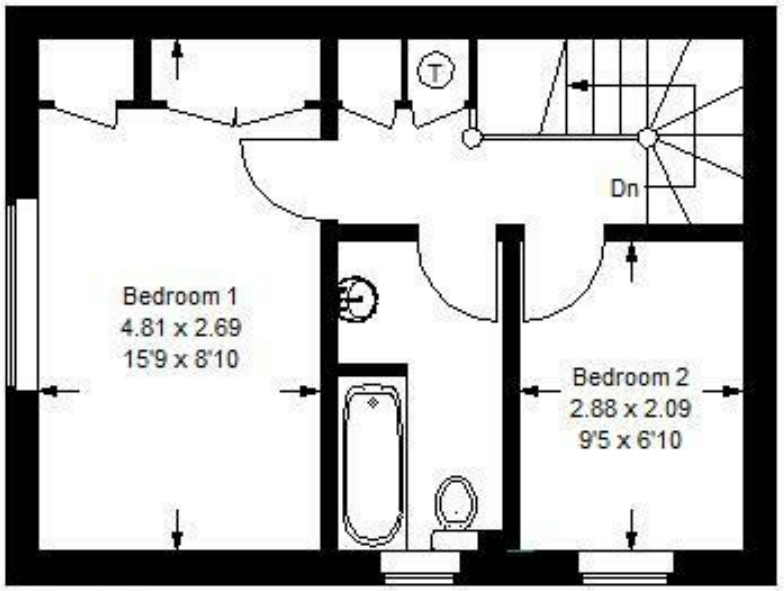


Directions: BOX 423 B3 From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit into Meadrow (A3100) and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane and at the T junction turn right into Summers Road. Continue along Summers Road bearing sharp left and over the level crossing into Bourne Road. Take the third turning into Molyneux Road and Number 3 Bakers Yard will be found on the left hand side where you will see our For Sale Board.

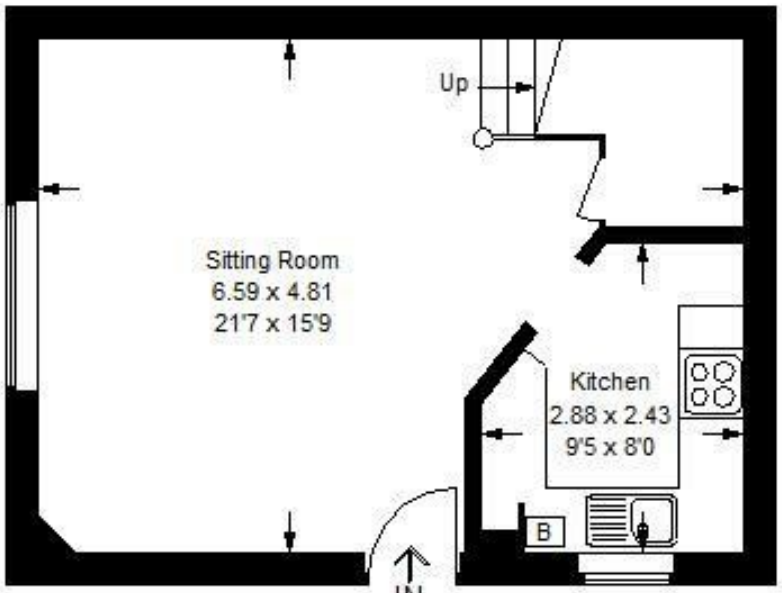
rightmove

Molyneux Road

Approximate Gross Internal Area
Ground Floor = 31.7 sq m / 341 sq ft
First Floor = 31.7 sq m / 341 sq ft
Total = 63.4 sq m / 682 sq ft



First Floor



Ground Floor

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

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The Property Ombudsman

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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.