



1 Little Tummers Court

Godalming Surrey GU7 2HF

Asking Price: £375,000 Leasehold - Share of Freehold

- No Onward Chain
- Established Residential Area
- Easy Reach of Town Centre & Main Line Station
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom & Separate Shower
- Double Glazed Windows
- Private Enclosed Rear Garden
- Garage in Nearby Block



A well presented bright and spacious two bedroom end of terrace house with private garden and garage. The house is located in a mature residential road in the popular Frith Hill area of Godalming and is within easy reach of the town centre and main line station.









Farncombe Main Line Station – 0.6 mile (Waterloo approx. 45 mins)

Farncombe Village Centre – 0.6 mile Godalming – 1.1 miles

Infant School – 1.0 mile Junior School – 0.8 miles

Secondary School – 0.9 miles - Doctors – 0.8 miles Dentist – 0.6 miles

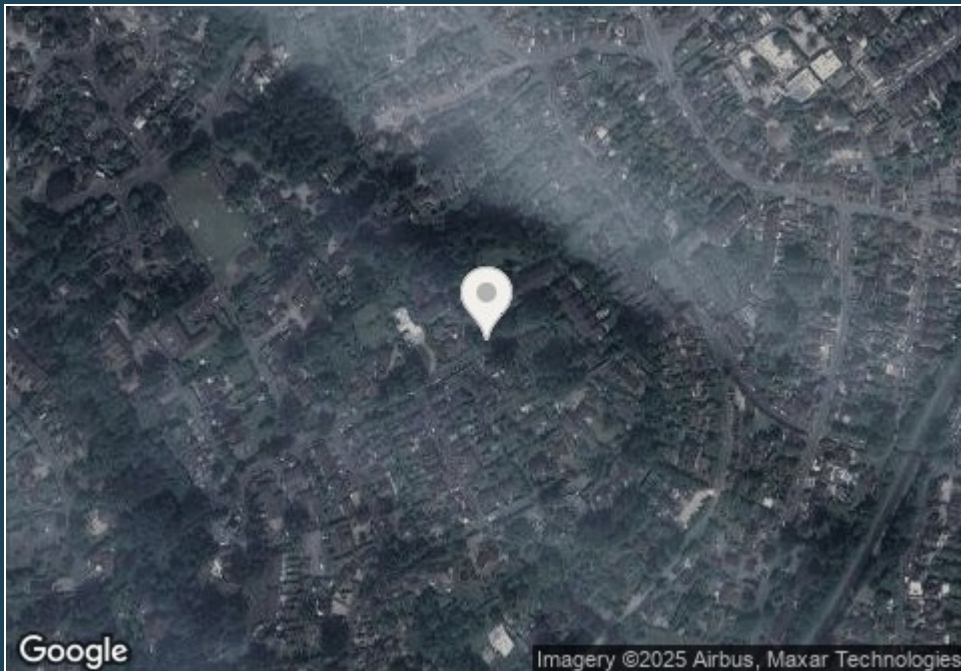
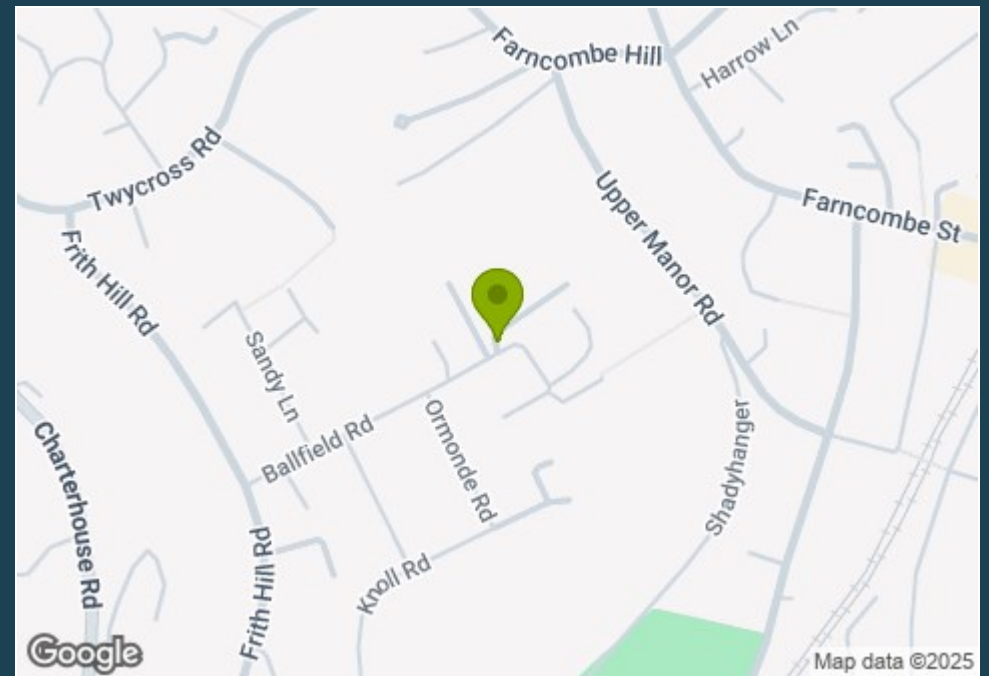
A3 – miles 1.8 miles M25 – 14.7 miles M3 – 13.60 miles

Energy Efficiency Rating - D

Council Tax Band – C Payable £2239.94 (2025)

Lease 999 years from 1996 Ground Rent - Nil

Annual Service Charge £200 (2025)



Directions: 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 left hand turning into Chalk Road and then the second right into Nightingale Road. Continue for a short distance turning left into Deanery Road and first right into Frith Hill Road. Continue up Frith Hill Road past the brow of the hill and take the right hand turn onto Ballfield Road. Little Turnners Court will then be found towards the end of Ballfield Road on your left hand side shortly after the turning on the right into Ormonde Road.



**Emery &
Orchard**
ESTATE AGENTS

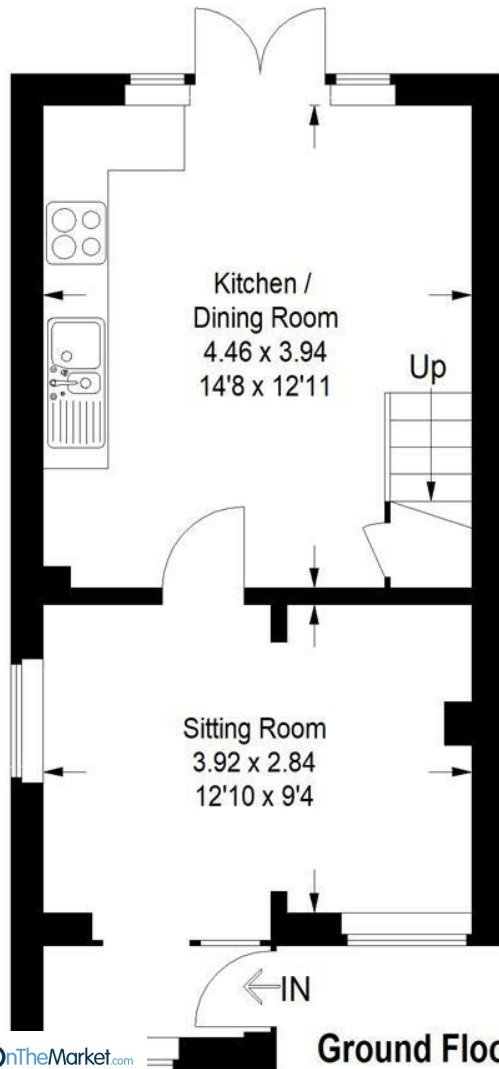
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20 High Street
Godalming
Surrey
GU7 1EB

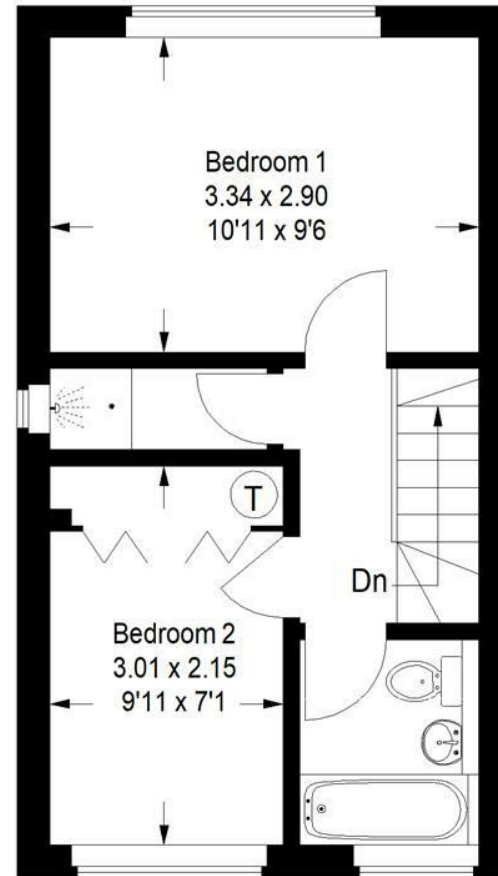
email:office@emery-orchard.co.uk

Approximate Gross Internal Area
Ground Floor = 32.1 sq m / 345 sq ft
First Floor = 29.4 sq m / 316 sq ft
Garage = 11 sq m / 118 sq ft
Total = 72.5 sq m / 779 sq ft

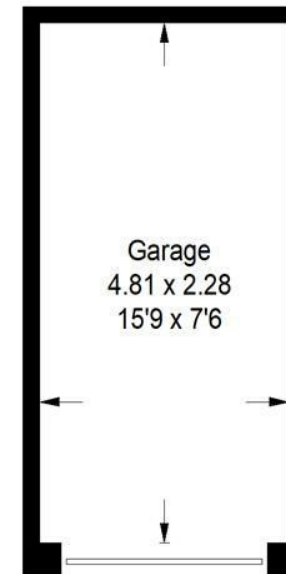
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



Ground Floor



First Floor



(Not in position)

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.