



00 Springfield Cottages Snowdenham Lane, Guildford, GU5 0AS Offers in the region of £420,000

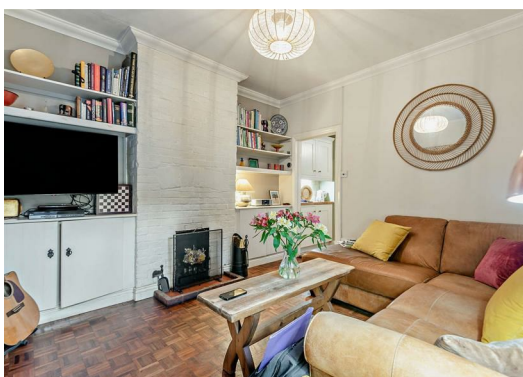
An attractive end of terrace cottages which was built in the 1800's offers a superb amount of space and is located in the pretty Surrey Village in between Godalming and near to Guildford.

The amenities near by has plenty to offer with a railway link in Godalming for further into Guildford and shops, restaurants, bars and leisure facilities in the nearby town. This semi rural location has stunning countryside around and with those looking for the quiet life, would be an ideal place to buy.

As an investment or to live in this home should be viewed.

Steps at the front of the property and a place to park lead to the front door. A porch entrance then leads to the formal living room with central fireplace, brick surround and useful fitted storage. A door then leads to the bright and airy kitchen diner which has plenty of work surfaces, fitted storage and space for white goods along with a dining area to enjoy entertaining. Towards the rear is an exit door to the garden and a door to the fitted bathroom. Stairs to the first floor then lead to two spacious bedrooms with fitted storage.

At the rear you can enjoy a garden which is gated and part wall with a flag patio area.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

