



39 Portsmouth Road

Godalming Surrey GU7 2JU

Offers In The Region Of: £375,000 Freehold



**Emery &
Orchard**
ESTATE AGENTS

- Development/Refurbishment Opportunity (STPP)
- Easy Access to Godalming & Milford Centres
- No Onward Chain
- Elevated Position
- Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Partial Double Glazing
- Generous Front & Rear Gardens



A rare opportunity to acquire a detached bungalow offering potential for extension/development (STPP) set in an elevated plot with a large terraced garden. Conveniently located within easy reach of the town centre with its excellent shops, restaurants, leisure, recreational facilities, bus routes, popular schools and main line station.





Main Line Station – 0.9 miles (Waterloo approx. 55 mins)

Village Centre – 0.7 miles Godalming – 0.9 miles

Primary School – 0.7 miles Secondary School – 1.4 miles

Doctors – 0.7 miles Dentist – 0.6 miles

A3 – 1.7 miles M25 – 16.3 miles M3 – 15.8 miles

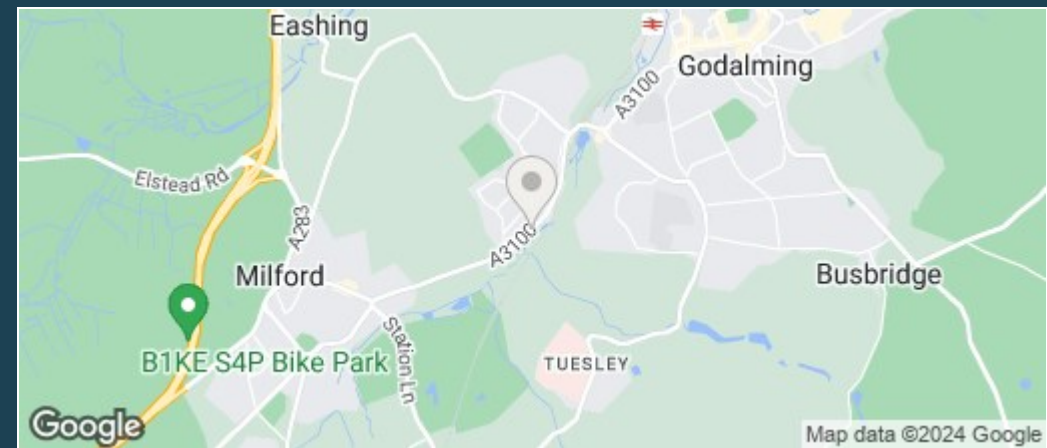
Gatwick - 33.4 miles Heathrow - 30.0 miles

Council Tax Band – D Payable – £2,295.67 (2023/24)

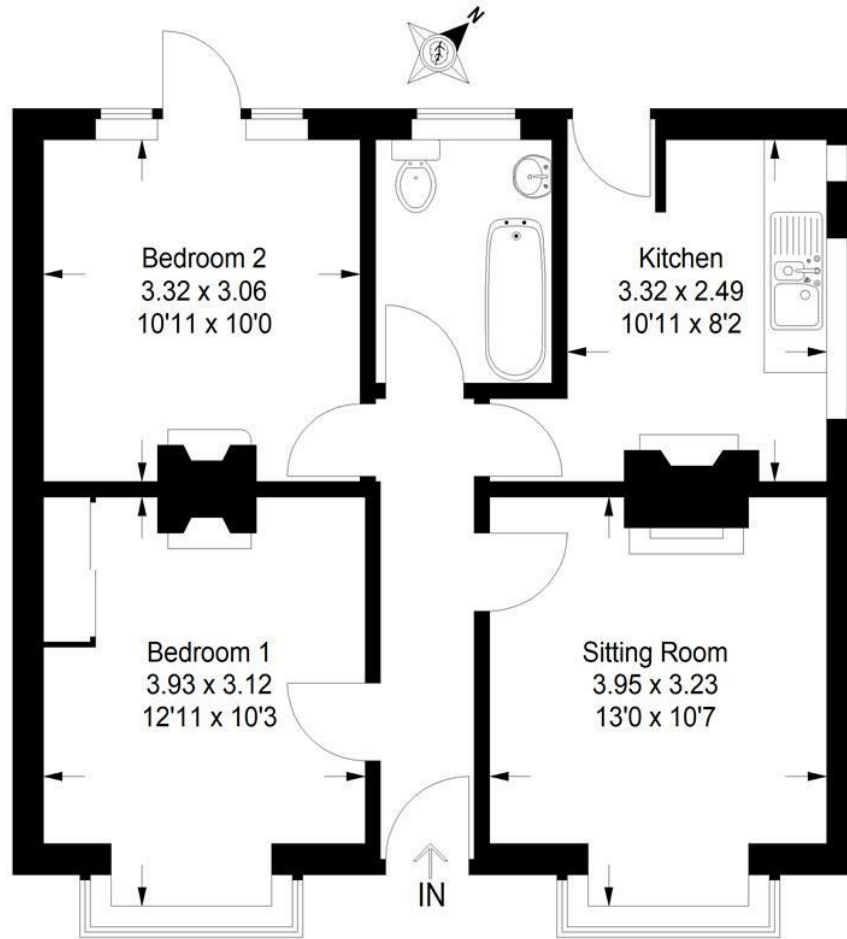
EPC Rating – F



Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and onto the Portsmouth Road. Continue along the Portsmouth Road for 0.5 of a mile and the property will be on the right hand side where you will see our For Sale board.



Approximate Gross Internal Area
53.7 sq m / 578 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.



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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.

