



31 Lower Manor Road

Farncombe Godalming Surrey GU7 3EG

Asking Price: £369,500 Freehold

- No Onward Chain
- Short Walk of Main Line Station & Village Centre
- Close to Recreation Ground
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Two Double Bedrooms
- Gas Heating
- Double Glazing
- Small Rear Garden



An attractive mid terrace two bedroom character cottage with garden located within walking distance of the village centre and main line station serving London Waterloo.





Main Line Station – 0.2 miles London Waterloo (approx.45mins)

Farncombe Village Centre – 0.1 miles

Godalming Town Centre - 0.7 Miles

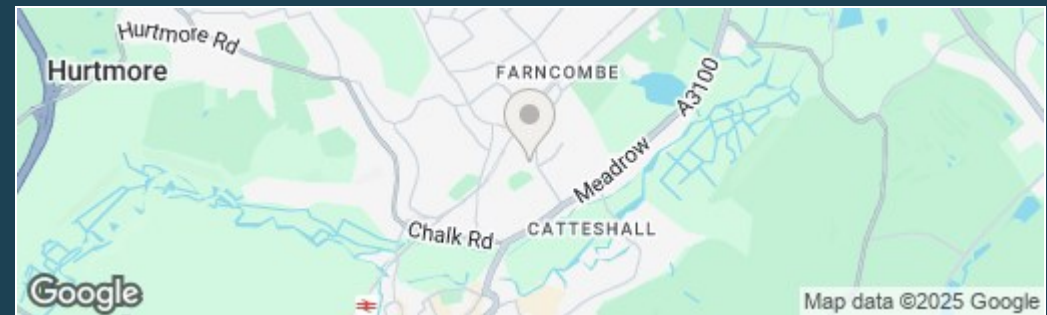
A3 – 2.4 miles M25 – 14.6 miles

Council Tax Band - C Payable - £2,138.83 (2024/25)

Energy Efficiency Rating = C



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 turning onto Meadow (A3100). Continue along Meadow and take the third turning on your left hand side into Hare Lane, Lower Manor Road is then the second turning on your left, opposite Fern Road.





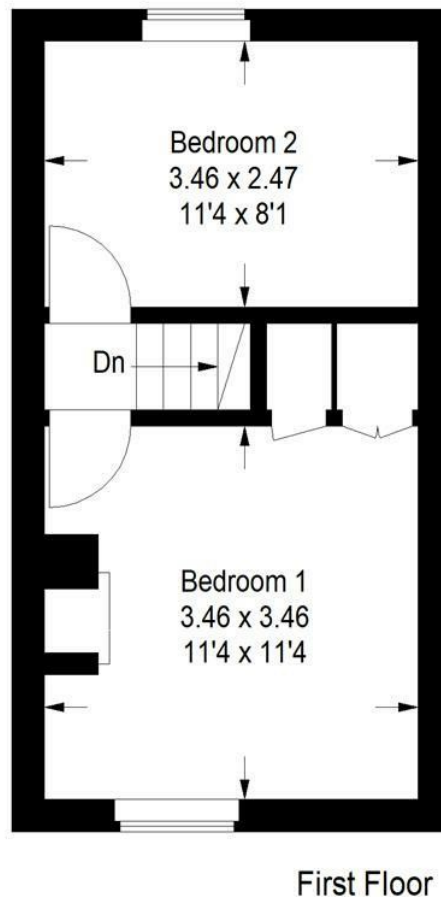
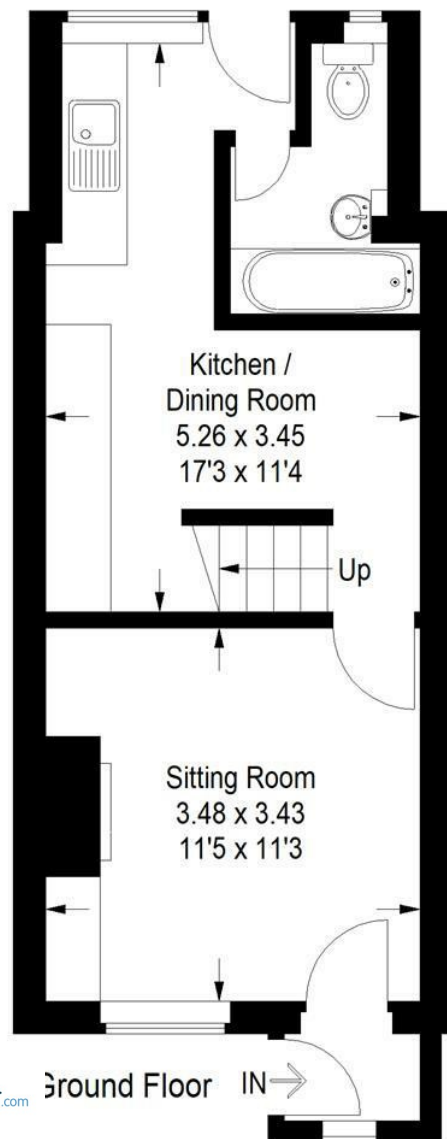
Emery &
Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

Approximate Gross Internal Area
Ground Floor = 31.2 sq m / 336 sq ft
First Floor = 24.1 sq m / 259 sq ft
Total = 55.3 sq m / 595 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.

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.