



## 2 Wiggins Yard Bridge Street

Godalming Surrey GU7 1HW

Asking Price: £450,000 Freehold







- Tucked Away In A Quiet Backwater
- Only a Short from The High Street & Main Line Station
- Private Parking
- Sitting room
- Dining Room
- Kitchen
- Two Bedrooms & Bathroom
- Gas Central Heating
- Double Glazed Windows
- Pretty Cottage Garden



An attractive two bedroom terrace cottage occupying a unique position in a quiet backwater of the town centre only a short walk of the High Street with its excellent range of shopping and recreational facilities. The cottage also benefits from private parking and is also within easy reach of riverside walks and Godalming's main line station serving London Waterloo.















Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.1 miles

Doctors – 0.9 miles Dentist – 0.1 miles

Gatwick - 29 miles Heathrow - 29 miles

A3 – 3 miles M25 – 14 miles M3 – 15 miles

Council Tax Band – C Payable – £2239.94 (2025/26)

EPC Rating – D



Directions: From our office in the High Street proceed down Bridge Street and Wiggins Yard will be found on your left hand side next to Amy Lou's greengrocers.

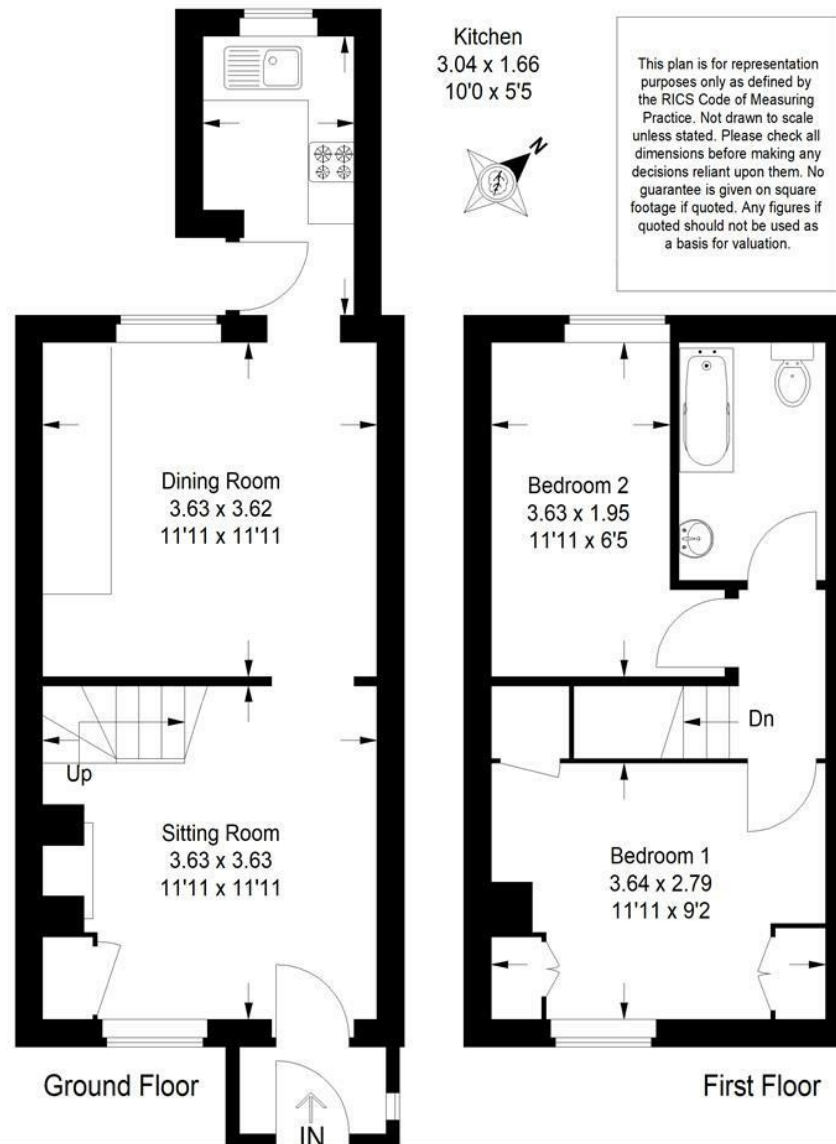




# Wiggins Yard, Godalming

ZOOPLA

Approximate Gross Internal Area  
Ground Floor = 33.9 sq m / 365 sq ft  
First Floor = 27 sq m / 291 sq ft  
Total = 60.9 sq m / 656 sq ft



**Emery &  
Orchard**  
ESTATE AGENTS

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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.

