

3 Catteshall Road,
Godalming, Surrey GU7 3DJ



Peter Leete
and Partners
ESTATE + AGENTS



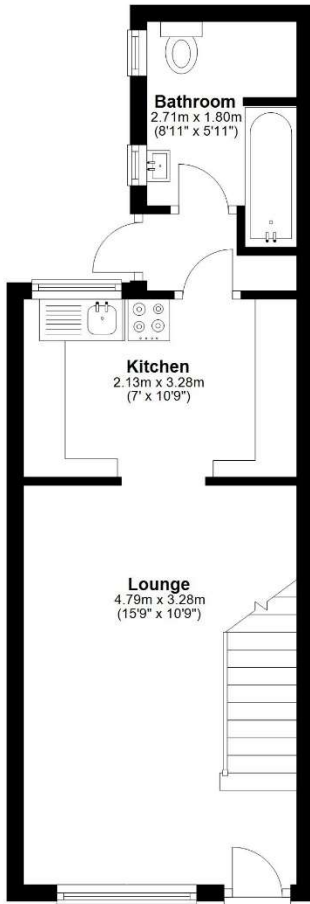
A PERIOD 2 BEDROOM COTTAGE CLOSE TO THE TOWN CENTRE
WITH NO ONWARD CHAIN

PRICE £345,000 FREEHOLD



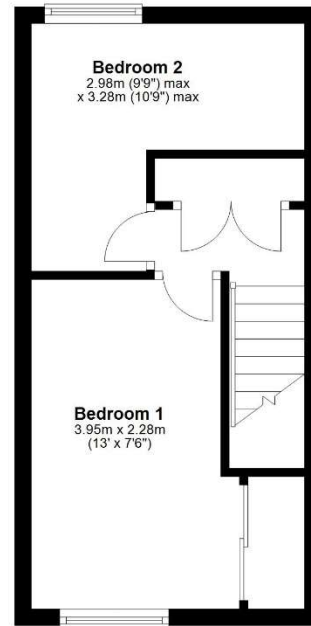
Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 52.2 sq. metres (561.4 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC
Plan produced using PlanUp.

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A period two bedroom character cottage located within walking distance to Godalming town centre. The property sits in a terrace of similar properties just a short distance of the River Wey and the Lammas Lands.

Front door opening into an open plan ground floor **Living/Dining/Kitchen**. The kitchen has recently been reequipped with modern units. The units being a shaker style with wooden fronting to include both wall and base units. The latter with a formica work surface and inset sink with mixer taps. Base cooker and space for base fridge. The overall length of the room is 23'8 with the kitchen area measuring 10'10 x 7'1 with partitioning and shelving dividing the room from the living area which measures 15'9 x 11'. Beyond this area is a door to a rear lobby with additional door to the rear courtyard and access and door to **Bathroom**. Affording an area of 6'10' x 6' excluding bath recess. Equipped with bath and separate shower over, WC and wash basin. The room is also plumbed for a washing machine. From the living room a staircase gives rise to the first floor landing. This has a double cupboard with fitted wall hung gas boiler, hot tank and additional hanging space. **Bedroom 1** 13'1 x 8'9 has double wardrobes with mirrored doors. This room has views across the allotments and the Lammas lands opposite. **Bedroom 2** to the rear aspect is L shaped being 11' x 9'10 at extremes.

VIEWINGS: Strictly by appointment with the sole Agents: SCR Lettings 01428 607768 or Peter Leete and Partners 01428 604480.

EPC Rating: D

Council Tax: C

SERVICES: All main services. Gas, water, electric and drainage. Sealed unit double glazing.

SPECIAL NOTES: Peter Leete and Partners/SCR Sales and Lettings and its Clients give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Peter Leete and Partners/SCR Sales and Lettings has not tested any services, appliances, or facilities. Purchasers must satisfy themselves by inspection or survey. Both agencies are members of The Property Ombudsman scheme and both act in accordance with their code of practice.



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