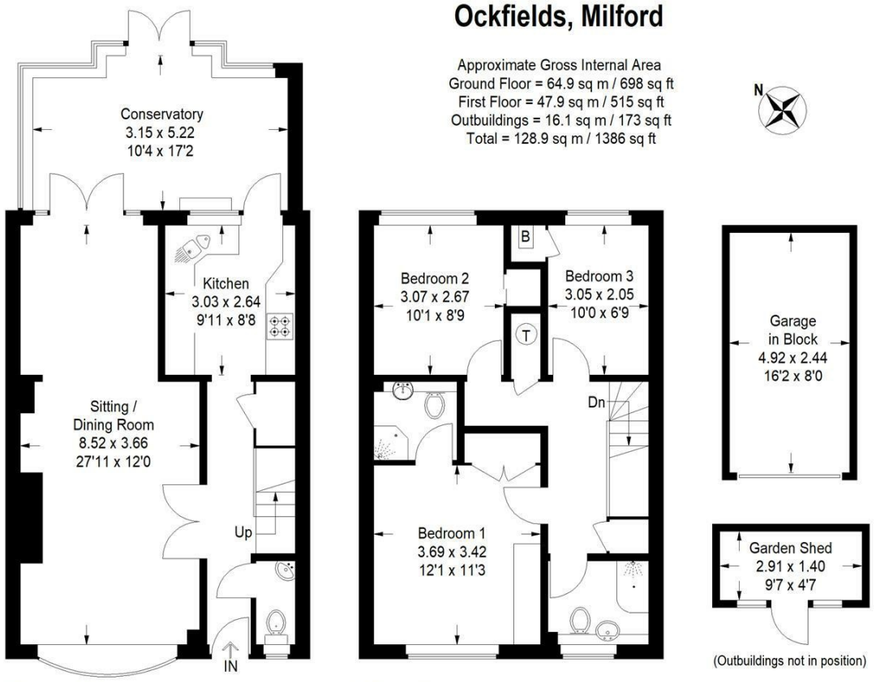
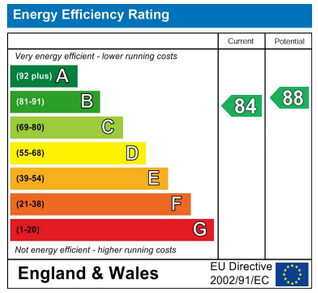
Floor plans

Ockfields, Milford

Approximate Gross Internal Area
Ground Floor = 64.9 sq m / 698 sq ft
First Floor = 47.9 sq m / 515 sq ft
Outbuildings = 16.1 sq m / 173 sq ft
Total = 128.9 sq m / 1386 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.



MASELLA COUPE

17 High Street
Godalming
Surrey
GU7 1AZ
01483418777
sales@masellacoupe.co.uk
masellacoupe.co.uk



3

Ockfields, Godalming, GU8 5JT

£485,000

MASELLA COUPE

Key features

- Situated within a quiet cul-de-sac
- Offered with vacant possession
- EPC rating B
- Garage
- Conservatory
- Enclosed rear garden

Description

Situated within a quiet cul-de-sac location this 3 bedroom, 2 bathroom, terraced house benefits from a garage and is offered for sale with vacant Possession. EPC rating B.

Kitchen 9'11 x 8'8

Fitted with a range of eye and base level cupboards and drawers, rolled top work surfaces, inset 1½ bowl sink unit with mixer tap and drainer, 4 ring Neff hob, 1½ Neff ovens, Neff microwave, Bosch dishwasher, integrated washing machine and fridge/freezer, part tiled walls, tiled flooring, double glazed window overlooking rear, double glazed door to Conservatory.

Sitting / Dining Room 27'11 x 12'0

Double glazed bay window overlooking front, stained wood flooring throughout, two double radiators and TV point.

Full Width Conservatory 10'4 x 17'2

Tiled flooring, double glazed windows and double glazed door to garden.

Downstairs Cloakroom

Comprising low level w.c., wash hand basin with mixer tap, stained wood flooring, part tiled walls, frosted double glazed window.

Bedroom one 12'1 x 11'3

Double glazed window overlooking front, double radiator, fitted storage units with drawers.

Bedroom two 10'1 x 8'9

The landing upstairs is light and open, providing access to all three bedrooms and the family bathroom. It features neutral decoration and a carpeted floor, with a simple white balustrade overlooking the stairs, creating a welcoming transition between the floors.

Bedroom three 10'0 x 6'9

Double glazed window overlooking rear, double radiator, airing cupboard housing boiler.

Bathroom

A white suite comprising shower cubicle, wash hand basin set in vanity cupboard, low level WC, chrome heated towel rail, laminate wood flooring, part tiled walls, frosted double glazed window.

En-suite

Comprising of a shower cubicle, wash hand basin set in vanity cupboard, low level WC, heated towel rail, built-in cabinet, part tiled walls, laminate wood flooring.

Garage 16'2 x 8'0

With up and over door, power and lighting.

Rear Garden 16'2 x 8'0

Being fully enclosed with panel fencing, area of lawn, flower and shrub borders, patio, large garden shed and rear gate to the garage.











