



38B Croft Road, Godalming, GU7 1DD

£1,150

- Allocated Parking Space
- Very Well Presented
- Close to Station and High Street
- Available Now
- Private Garden
- One Bedroom
- Good Storage

38B Croft Road, Godalming GU7 1DD



Council Tax Band: C



Details

This one-bedroom maisonette is located moments from the High Street and makes excellent use of the space.

Access to the property is gained via the side of the building, where you are greeted by the private garden with patio and lawned area. The allocated parking is located to the rear of the garden area.

Once inside, the hall leads directly to the living space which is a great size, bright, welcoming, and very well presented. With new flooring and white walls, it is clean and fresh. Whilst open plan, there is still a clearly defined kitchen area, giving a sense of separation.

The kitchen which overlooks the garden, has several base and eye level units, an integrated fridge freezer, free standing washing machine, integrated oven, hob and an extractor.

One key benefit of this property is the amount of storage. From the living room there is a large cupboard, perfect for the Hoover or the ironing board and such like. Between the living room and bedroom there is a hallway with a fitted double wardrobe.

Even the en-suite has shelving, under-basin storage and small mirrored unit above.

The en-suite is simply stunning; all new, with a heated towel rail, WC, Wash basin and shower cubical.

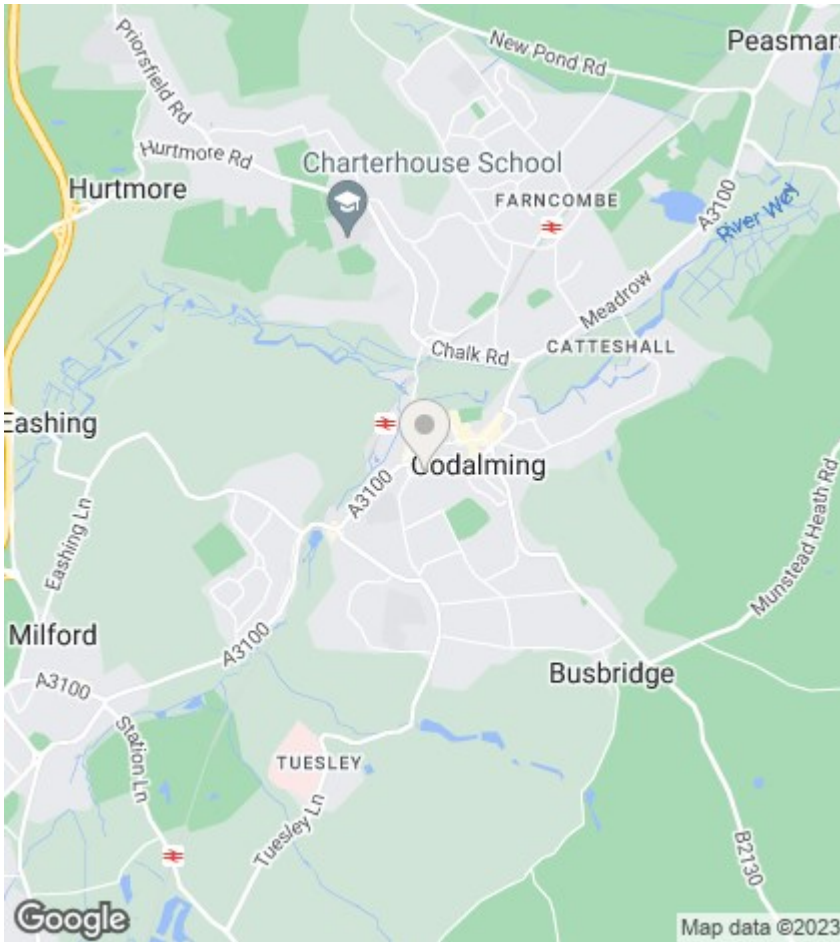
Other points to note are that the property is double glazed, has gas central heating and achieved an impressive C rating for the EPC.

EPC C (69)

Council Tax – Waverley Band C







Directions

Viewings

Viewings by arrangement only. Call 01483 276565 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 