



24 Coxbridge Meadow, Farnham, Surrey, GU9 7AT

£1,600 per month

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A well presented three bed house located a short walk to the Town centre on a generous corner plot.

Downstairs the property has a living room leading to dining room with access to the rear garden and a modern, well presented kitchen with fridge/freezer and washing machine.

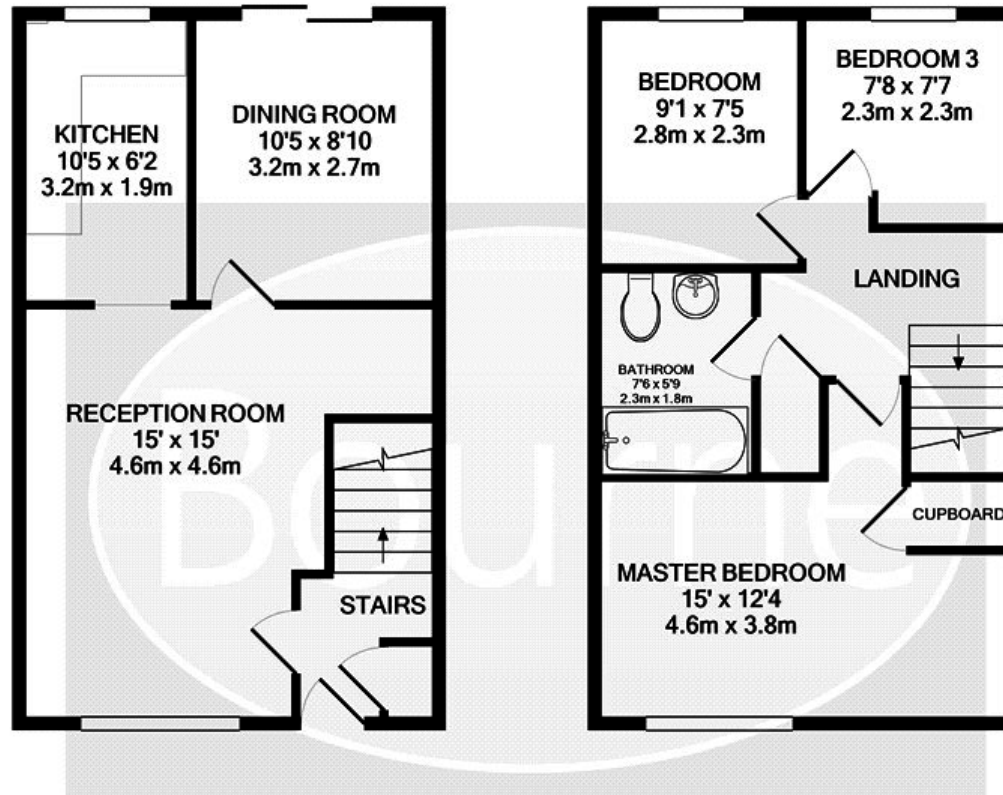
Upstairs there are three bedrooms and a family bathroom.

There is a boarded loft with easy access and two allocated parking spaces outside.

- Three Bedrooms
- End Of Terrace
- Corner Plot
- Two Reception Rooms
- Good Sized Rear Garden
- Close To Town Centre
- Two Allocated parking spaces
- Council Tax Band C
- Initial Term 12 Months
- Unfurnished



# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)

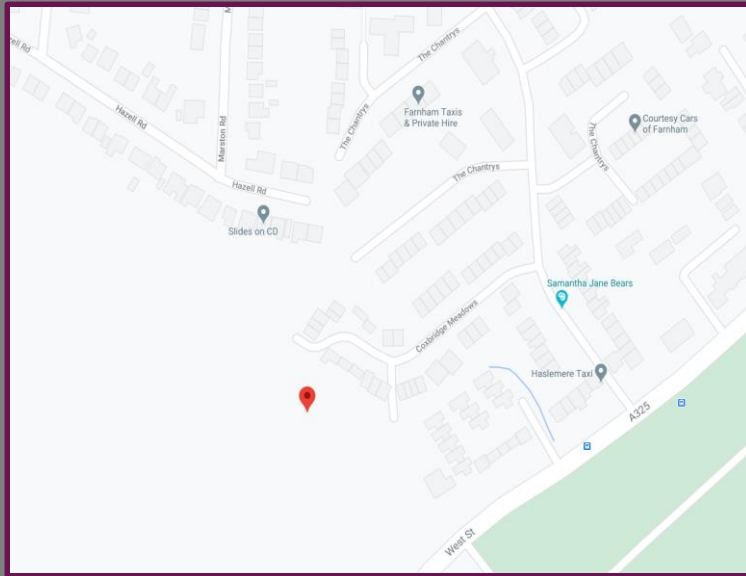
1ST FLOOR  
APPROX. FLOOR  
AREA 382 SQ.FT.  
(35.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Location



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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