



ESTATE AGENTS



36 Frensham Road, Lower Bourne, Farnham, Surrey, GU10
3NY

£1,175 per month

36 Frensham Road, Lower Bourne, Farnham, Surrey, GU10 3NY

This lovely one bedroom first floor maisonette situated in a prime location of Lower Bourne. The property offers modern accommodation which is neutrally decorated throughout. There is a private enclosed garden and allocated parking.

The property has its own front door with stairs leading to the main hallway, where there is access to the bedroom and hallway. There is a dual aspect living room and double bedroom which both have views over the garden. The kitchen is well fitted with a range of cupboard and drawer units and has white goods included. The bathroom has been modernised and finished to a high standard.

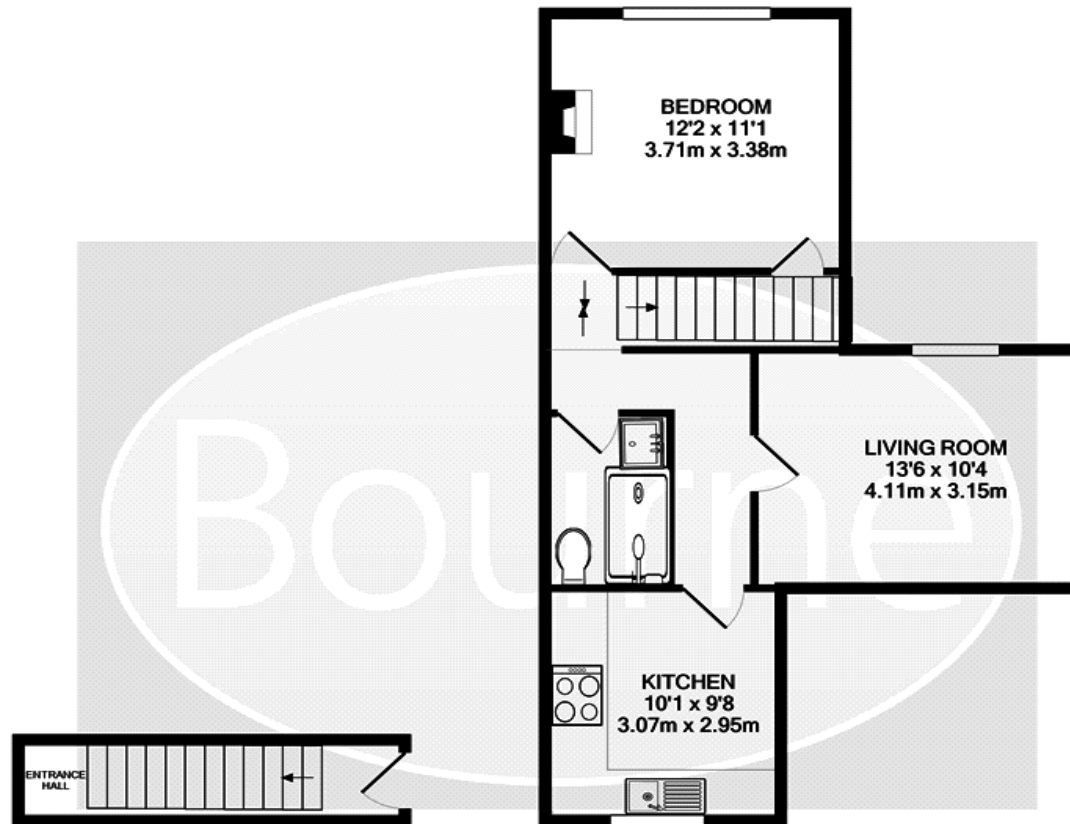
The garden is enclosed and has access rear access onto Frensham Road. There are two shed also which provide some dry outside storage. There is parking for 1 car however there is plenty of space for a second car.

Viewings are highly recommend to full appreciate this property. Pets considered.

- One Bedroom Maisonette
- Large Kitchen
- Modern Shower Room
- Large Lounge
- Private Garden
- Parking
- Gas Central Heating
- Pet Considered
- Initial 12 Months



Floorplan



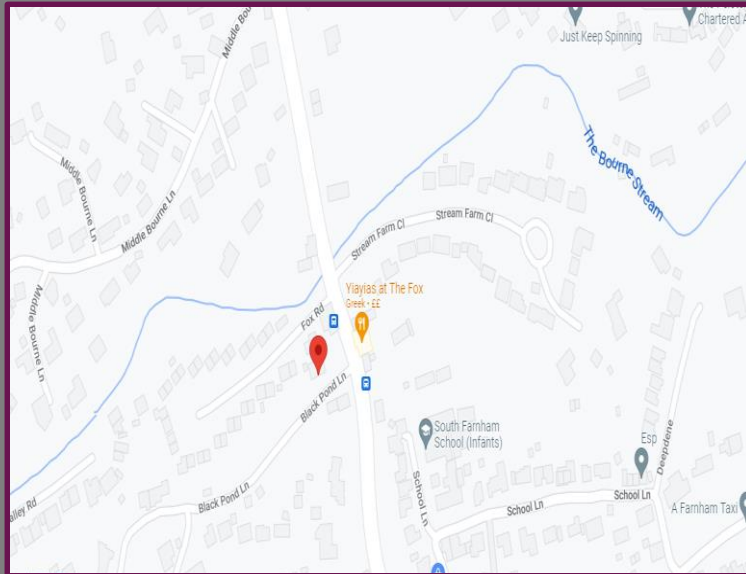
GROUND FLOOR
APPROX. FLOOR
AREA 54 SQ.FT.
(5.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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