



ESTATE AGENTS



Farnborough Road, Farnham, Surrey

Price Guide £230,000

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A beautifully presented and individual one bedroom cottage, tucked away off Farnborough Road and offering two separate patio areas as private outside space.

To the ground floor, the accommodation has been made open plan, with an entrance porch and a breakfast bar separating the kitchen and living space. The living area has double glazed French doors to the paved courtyard and a wood burner fitted and is notably light with oak flooring, while the modern kitchen has integrated appliances and a door leading to the rear courtyard area.

To the first floor the good size bedroom has a dressing area and inbuilt storage/wardrobe, and a modern three piece bathroom.

The property is located in a truly tucked away position, it is back from the road between two other properties and has a gate separating the path from the main road. There is a patio area to the front of the property, as well as a more private space to the rear. Parking can be found further down the round or indeed in quieter surrounding lanes and roads.

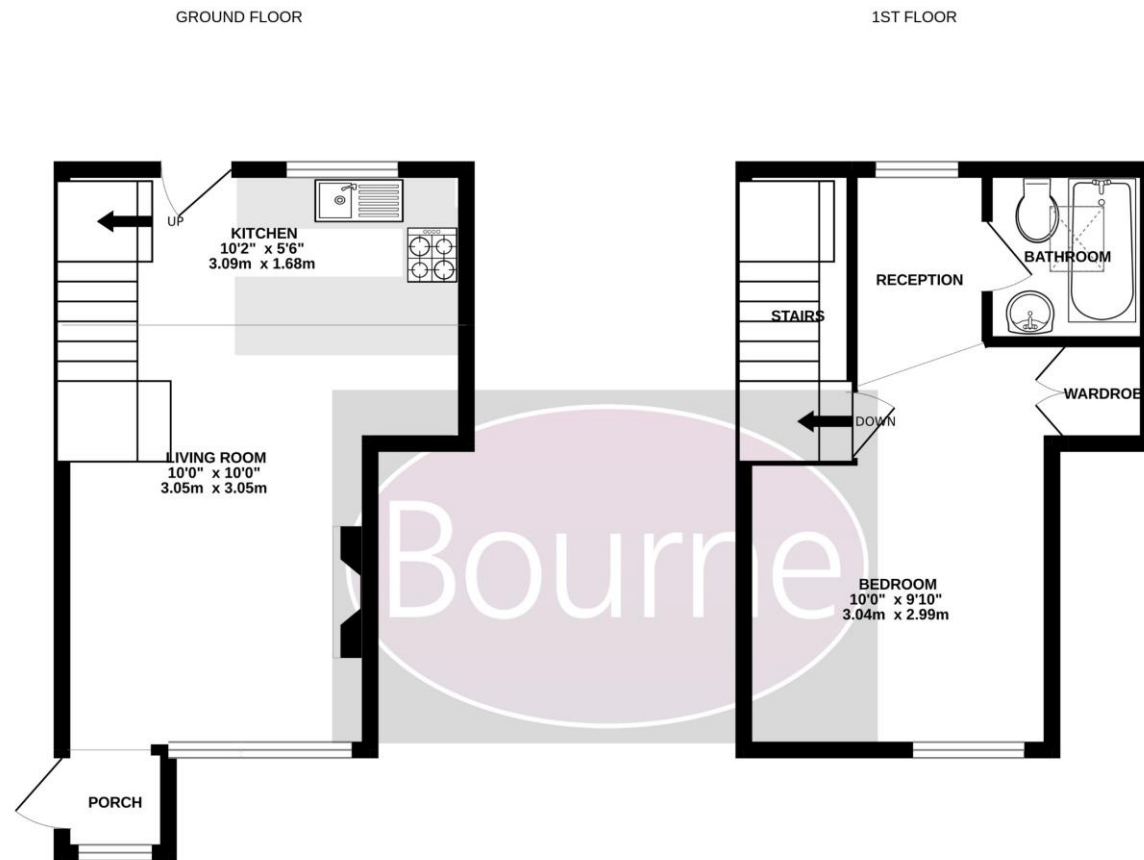
Agents note: There is a current tenant in situ.

Freehold
Council tax band B

- One double bedroom with living area
- Open plan living room
- Wood burning stove
- Kitchen
- Two courtyards
- Double glazing
- Gas central heating
- Tucked away location
- Close to amenities
- No onward chain



Floorplan

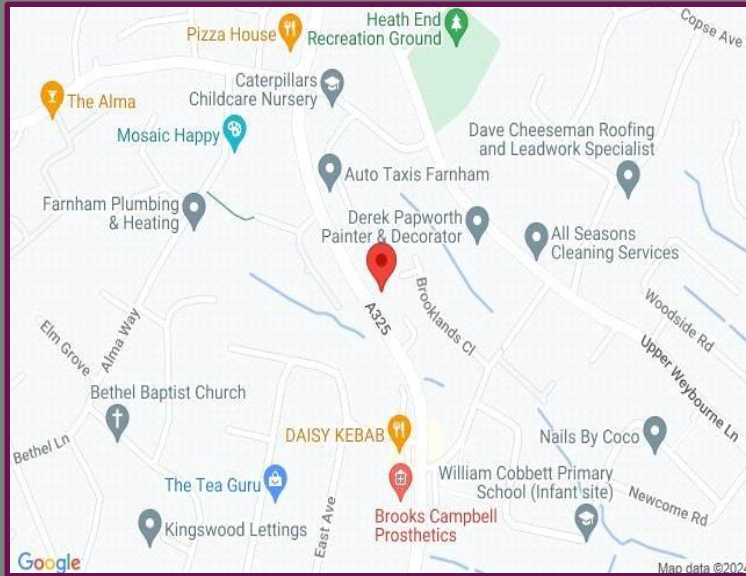


FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 62022

Location

A short walk to local shops and amenities, this charming home is within two miles to both Farnham and Aldershot train stations, which each offering direct links to London Waterloo in under an hour.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C		
(55-68) D		
(39-54) E	56	
(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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