



ESTATE AGENTS



Stockwood Way, Farnham, Surrey

Price Guide £255,000

A two bedroom first floor maisonette with garage and driveway for two vehicles and offered to the market with no chain. The property is positioned close to the popular All Hallows Secondary School and Heath End Secondary school and Aldershot railway station is around 1.2 miles away.

Leasehold with 125 years remaining. Ground rent £100 per annum. Council tax band C.

Two bedrooms | Kitchen | Entrance porch | Shower room | Living room | Gas central heating | Double glazing | Garage and driveway | No onward chain

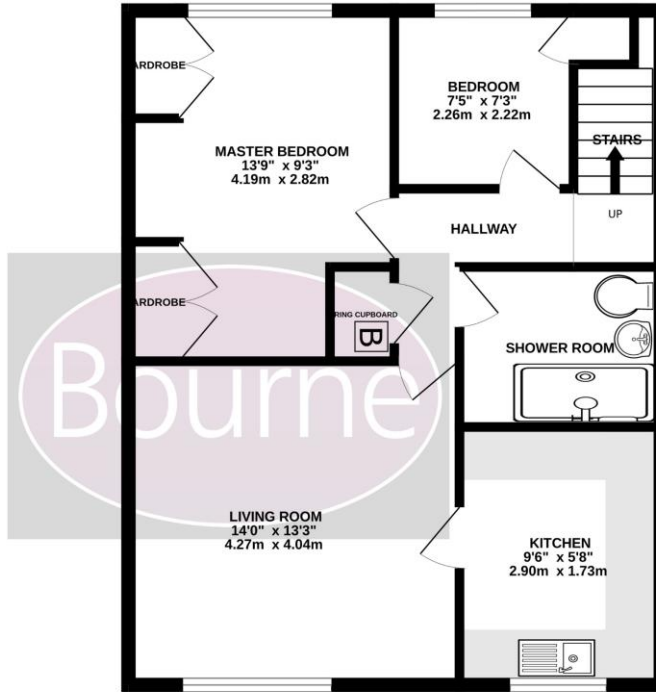
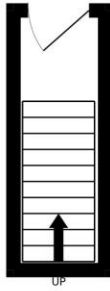
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GROUND FLOOR  
49 sq ft. (4.7 sq.m.) approx.

FIRST FLOOR  
601 sq ft. (55.9 sq.m.) approx.



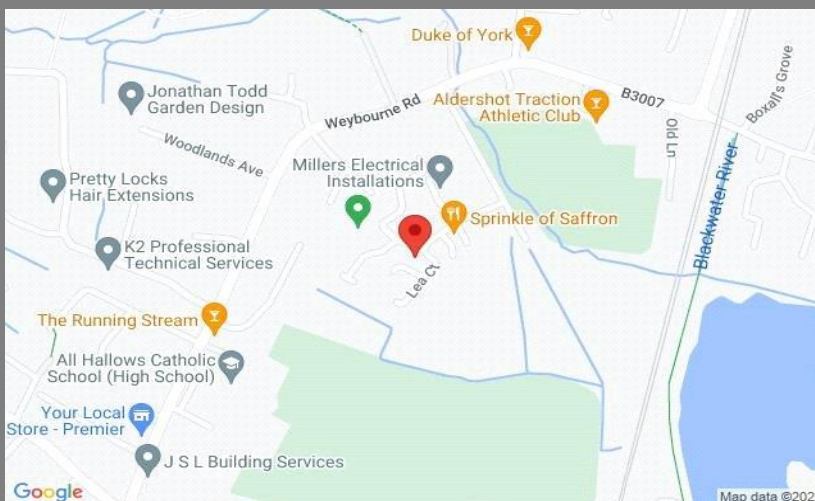
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 641 sq. ft. (59.6 sq.m.) approx.

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.  
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## Location:

Located on the doorstep of All Hallows Secondary School, a short distance to Heath End Secondary School and popular primary schools, close to local shops in addition to Rowhills Nature Reserve. Aldershot train station is just 1.2 miles away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.