



ESTATE AGENTS



## Brougham Place, Farnham, Surrey

A fantastic opportunity to purchase a four bedroom terraced property that has been modified for student accommodation.

Freehold

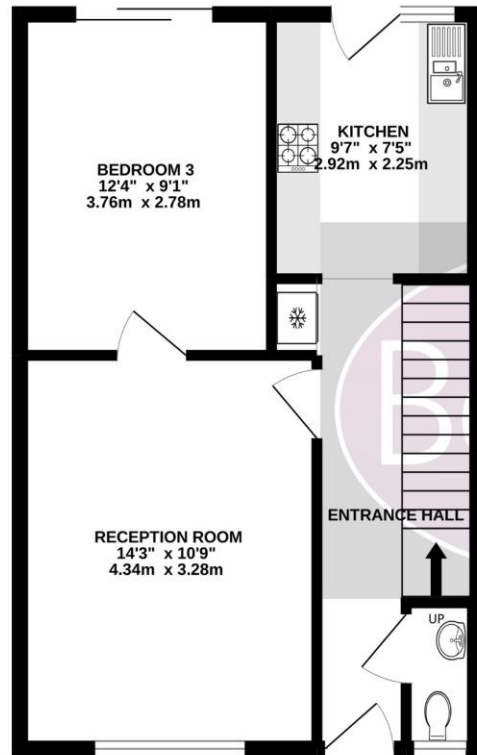
Council tax band C

- Good investment
- Four bedrooms
- Garden
- No onward chain
- Bathroom
- Kitchen
- Expected rental income: £2000 PCM

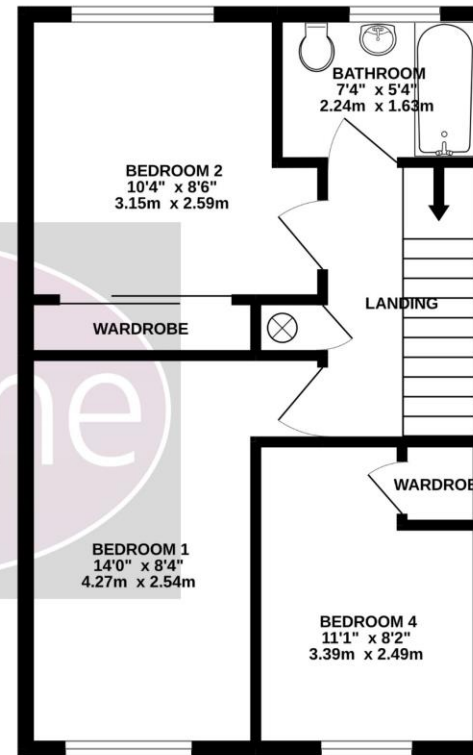


# Floorplan

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

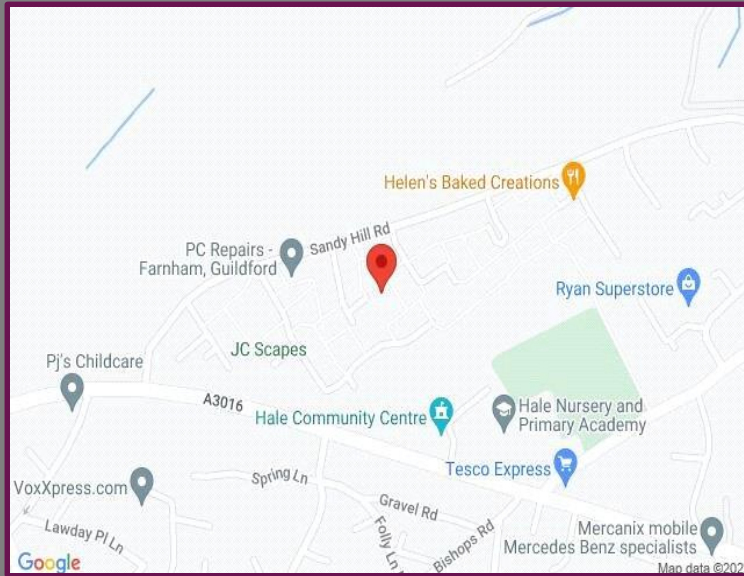


TOTAL FLOOR AREA : 877 sq.ft. (81.4 sq.m.) approx.

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.

# Location

Brougham Place is located on the North side of Farnham with easy access to Crondall, Fleet, Church Crookham and the M3. The property is situated close to local amenities and schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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.



A refreshing choice...

**FARNHAM: 29 Downing Street, Farnham, Surrey, GU9 7PD**

**Tel: 01252 723383 | Email: sales@bourneestateagents.com**

**Web: www.Bourneestateagents.com**