



Wrecclesham Road, Farnham, Surrey

An attractive and charming two bedroom, bay fronted, Victorian cottage, situated in Wrecclesham. This fantastic home is within easy reach of Farnham town.

Freehold

Council tax band C

- Charming cottage
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Good location
- Lean to
- Rear Garden
- Parking to the rear
- No onward chain

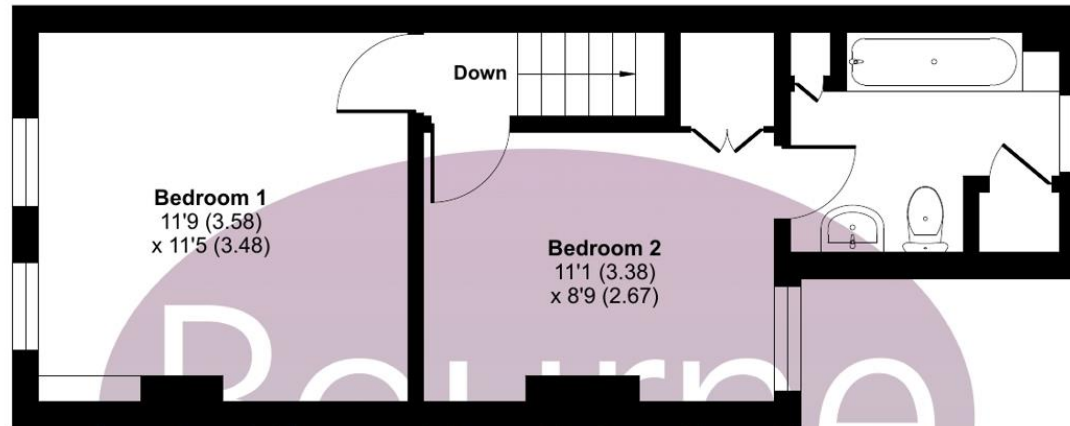


Floorplan

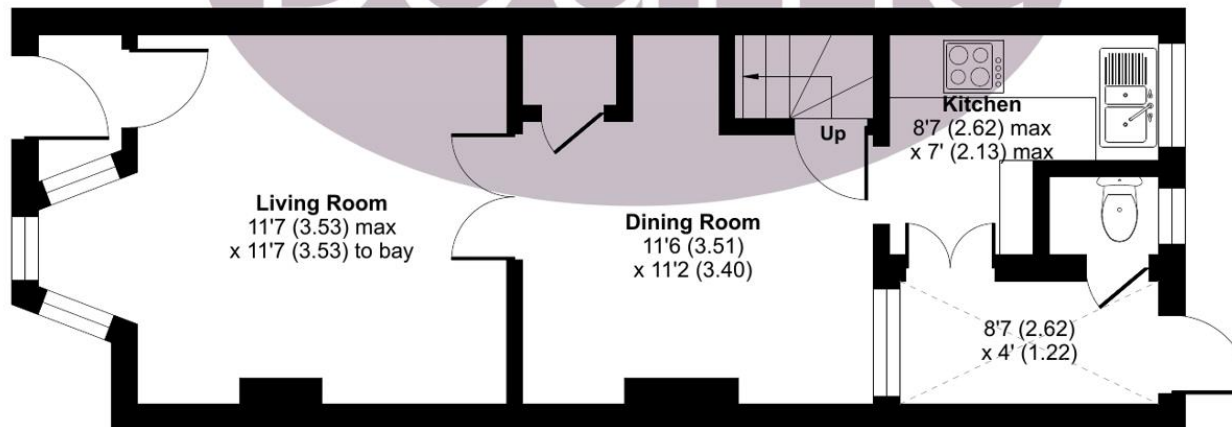
Wrecclesham Road, Farnham, GU9

Approximate Area = 748 sq ft / 69.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Bourne Estate Agents. REF: 1046977

Location

The property is in Wrecclesham, which is within easy reach of Farnham town and just over a mile from Farnham train station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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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