



Avon Court, Avon Road, Farnham, Surrey

A ground floor maisonette in need of complete refurbishment, being offered with no onward chain, two double bedrooms, garden, parking and a garage, in a cul-de-sac position.

Positioned in a no through road in a prime South Farnham location, this property would ideally suit those looking for a buy to let purchase or a buyer looking for a project.

Share of freehold

Approx. 950 years remaining on lease

Council tax band C

- Two Bedroom Maisonette
- Ground Floor
- Full Refurbishment Required
- Garden
- Garage
- Cul-de-sac Location
- South Farnham
- No onward Chain
- Ideal Buy To Let Purchase



Floorplan

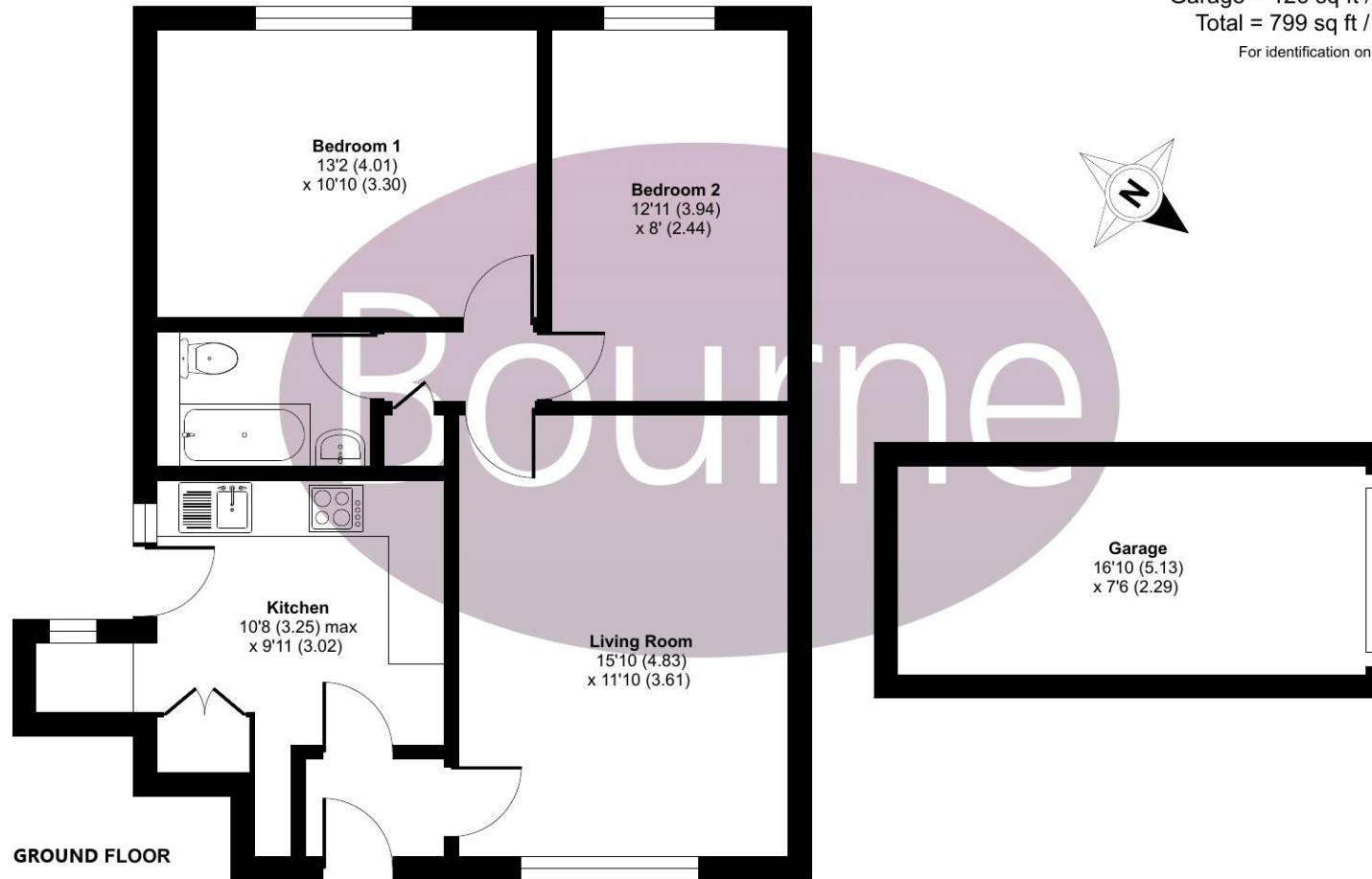
Avon Court Avon Road, Farnham, GU9

Approximate Area = 673 sq ft / 62.5 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 799 sq ft / 74.2 sq m

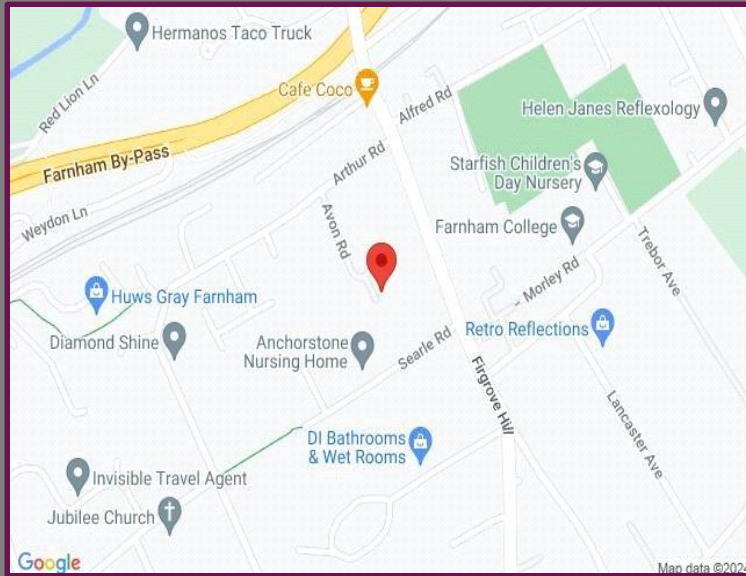
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1081711

Location

This delightful opportunity can be found in Avon Road off Arthur Road in Farnham. The property is within walking distance of the mainline train station serving London Waterloo and the town centre.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	55	
(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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