



Arthur Close, Farnham, Surrey

No onward chain with this well-presented staggered terraced home, located in a popular cul-de-sac location in South Farnham. Front and rear garden, garage nearby.

The ground level of the residence features a well-equipped kitchen, a spacious living/dining area that opens up to the garden, and a convenient ground floor WC. Upstairs, you'll find three bedrooms, including two sizable doubles, along with a shower room.

At the front of the property, there's a neatly landscaped lawn with a pathway leading to the entrance and a patio area. Parking is available on the street and doesn't require a permit, and there's also a garage in a nearby block. The rear garden faces southwest, showcasing a central lawn area bordered by a patio, extending from the back of the property and along the side. Additionally, there is a shed.

With Farnham station providing direct access to London Waterloo in under an hour and the University for the Creative Arts just a mile away, these homes are sought after by both buy-to-let investors and first-time buyers or families.

Freehold
Council tax band C

- Three Bedroom Terraced
- Downstairs WC
- Front Aspect Kitchen
- Living/Dining Room
- Well-Proportioned Bedrooms
- Shower Room
- Front And Rear Garden
- Garage In Nearby Block
- Cul-de-sac Location
- No Onward Chain



Floorplan



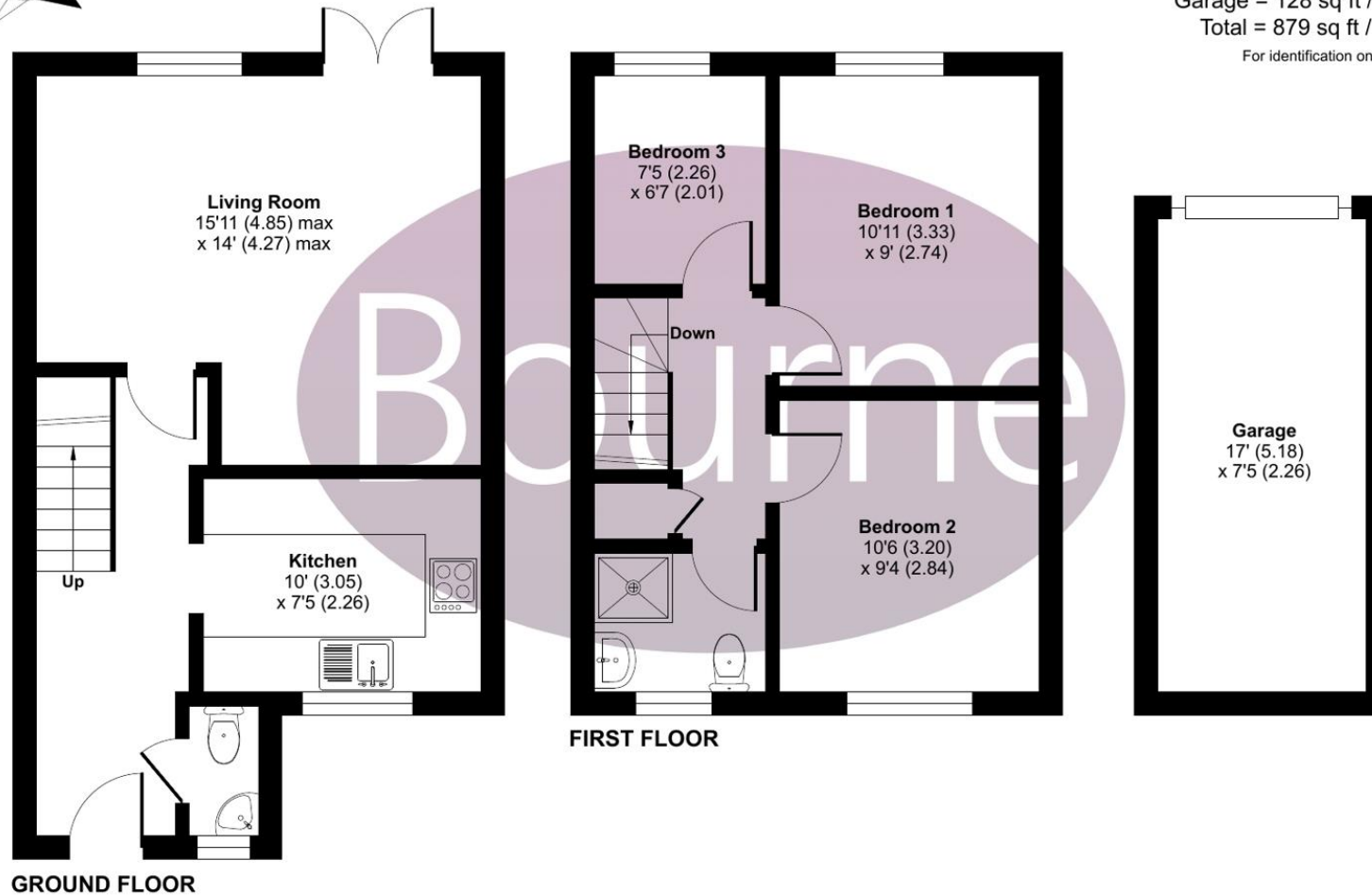
Arthur Close, Farnham, GU9

Approximate Area = 751 sq ft / 69.7 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 879 sq ft / 81.5 sq m

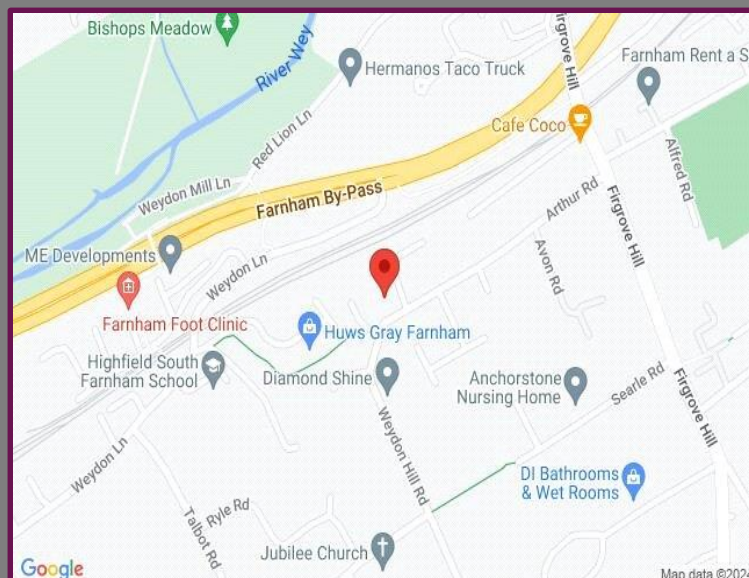
For identification only - Not to scale



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: 1087349

Location

Located in Arthur Close off Arthur Road, this property is conveniently positioned for the mainline train station, town centre and the South Farnham schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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.