

Bourne

ESTATE AGENTS

FOR SALE
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Arthur Close, Farnham, Surrey

Price Guide £375,000

Arthur Close, Farnham, Surrey

A well presented property situated in a small cul de sac, within easy reach of the town centre and main line railway station. No chain.

There is an entrance hall, cloakroom, refitted kitchen with a full complement of white goods and a good size living room/dining room with patio doors to garden.

To the first floor, there are three bedrooms and a modern three piece bathroom.

Outside, the private rear garden is enclosed by panel fencing with rear gate access. there is a storage shed and patio area.

There is residents parking and a garage in a block opposite.

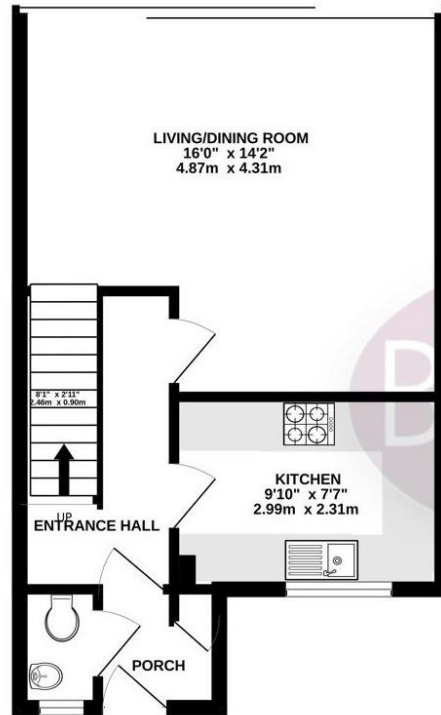
Freehold
Council tax band C

- Three bedrooms
- Entrance hall
- Cloakroom
- Modern kitchen
- Living/dining room
- Modern bathroom
- Private garden
- Garage
- Residents parking
- Double glazing
- Gas central heating
- No onward chain

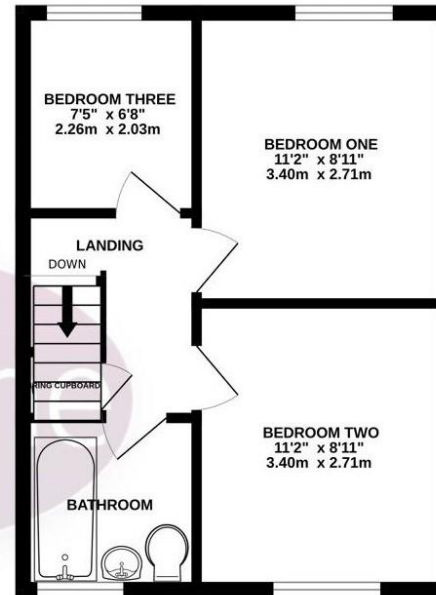


Floorplan

GROUND FLOOR



1ST FLOOR

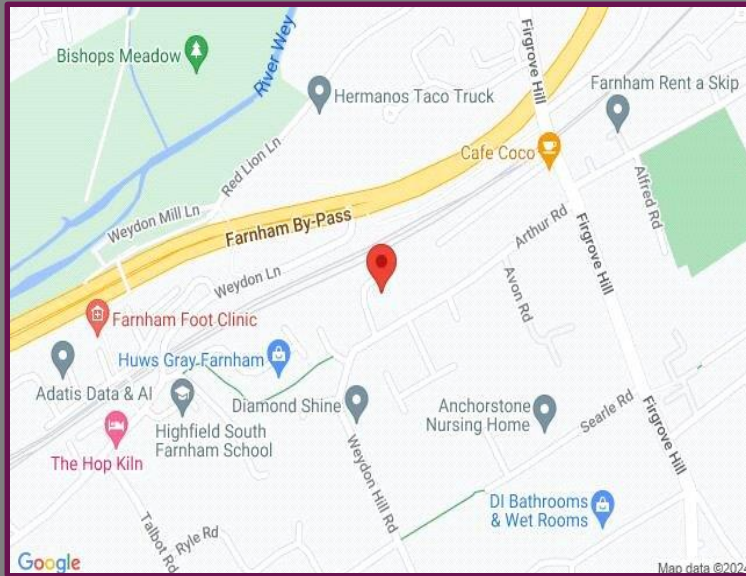


FOR ILLUSTRATIVE PURPOSES ONLY

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

Arthur Close is set within a highly regarded, and much prized, residential location within striking distance of local schools, Farnham Station and the town centre. Farnham's Georgian-facaded town centre offers a superb variety of local and national shops along with a range of pubs, wine bars, cafes and restaurants. The aforementioned station offers a rail link to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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	

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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