



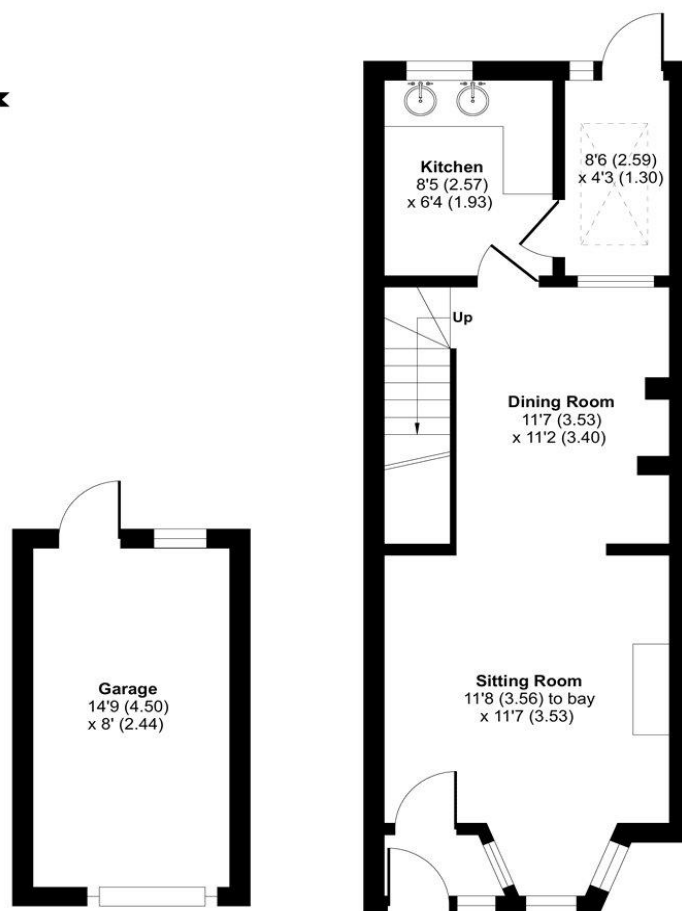
Wrecclesham Road, Farnham, Surrey, GU9 8TY



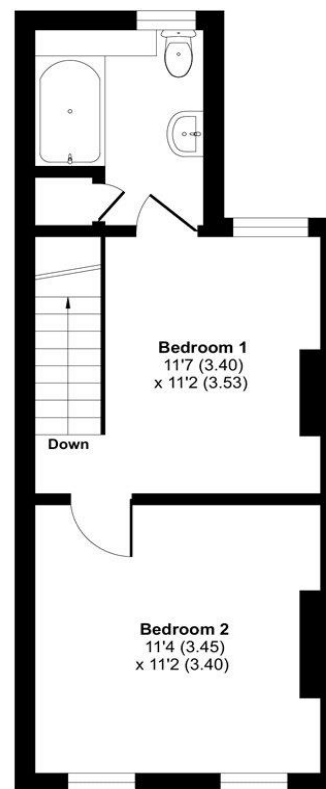


## ACCOMMODATION

Located within a popular location in Farnham is this charming terraced cottage offered for sale with no onward chain and requiring modernisation throughout. The property offers an entrance porch which leads through to the open plan living/dining room with separate kitchen on the back of the property. Upstairs there are two bedrooms with separate bathroom. Externally, the property has an enclosed rear garden which is mainly paved and access to a separate garage at the back of the garden. The property offers scope for extension subject to planning permission.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 734 sq ft / 68.1 sq m  
Garage = 118 sq ft / 11 sq m  
Total = 852 sq ft / 79.1 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2023. Produced for Charters Estate Agents Limited. REF: 999403



## SITUATION

The Georgian market town of Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.





#### **SPECIFICATION**

- Two bedrooms
- Living/dining room
- Rear garden
- Garage
- Requiring modernisation throughout
- Potential to extend subject to planning permission

#### **LOCAL AUTHORITY**

Waverley Borough Council  
Council Tax Band: C

#### **GUIDE PRICE**

Offers Over £260,000

#### **TENURE**

Freehold