



Abbey Street, Farnham, Surrey, GU9 7RJ



SPECIFICATION

- Grade II listed, semi-detached property
- Walking distance to Farnham town centre and railway station
- Sitting room with open fireplace and wooden flooring
- Contemporary kitchen/dining room with appliances
- Two bedrooms and modern shower room
- Functional loft room for home office or hobby room

ACCOMMODATION

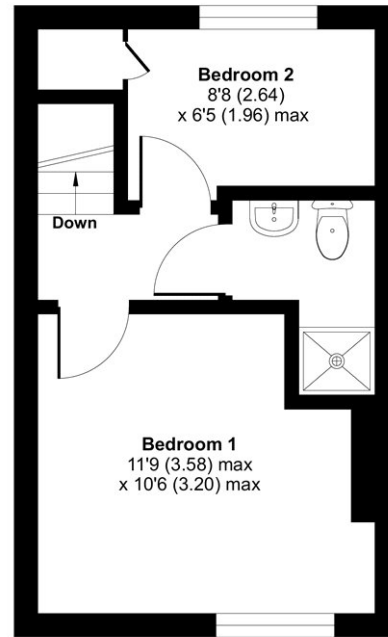
Located within a highly popular location and conveniently situated within walking distance to Farnham town centre and the mainline railway station is this beautiful Grade II listed, semi-detached property. Upon entering the house, you are greeted by a cosy sitting room with an open fire place as a focal point and wooden flooring. To the rear of the property there is a contemporary fitted kitchen/dining room with a range of wall and base units and complementing work surfaces plus appliances including hob, oven, dishwasher and washing machine. A door provides access to the courtyard garden and stairs lead up to the first floor where there are two bedrooms and a modern shower room. There is also a functional loft room, accessed by a pull down ladder with opening Velux windows, electricity and carpets, which could be used as a home office or hobby room. The home enjoys the luxury of driveway parking for one car, together with a single garage. At the rear of the property there is a private and enclosed courtyard garden.



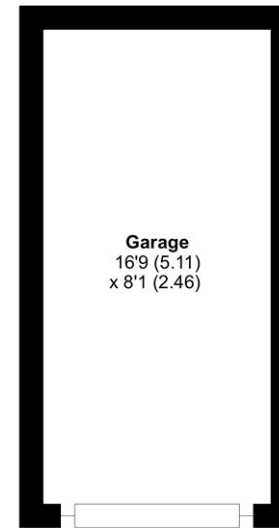
Approximate Area = 486 sq ft / 45.1 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 619 sq ft / 57.4 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1077637



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 convenient access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.

LOCAL AUTHORITY

Waverley Borough Council

GUIDE PRICE

£1,295 per month

Security Deposit: £1494.23 (based on advertised rental price)

Holding Deposit: £298.84 (based on advertised rental price)

Minimum Term: 12 Months

Council Tax Band - D



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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