





SPECIFICATION

- Three bedroom semi-detached property
- Family bathroom and ensuite
- Cloakroom
- Allocated parking
- Located in sought-after development near Farnham Town Centre and Mainline Station
- Enclosed rear garden

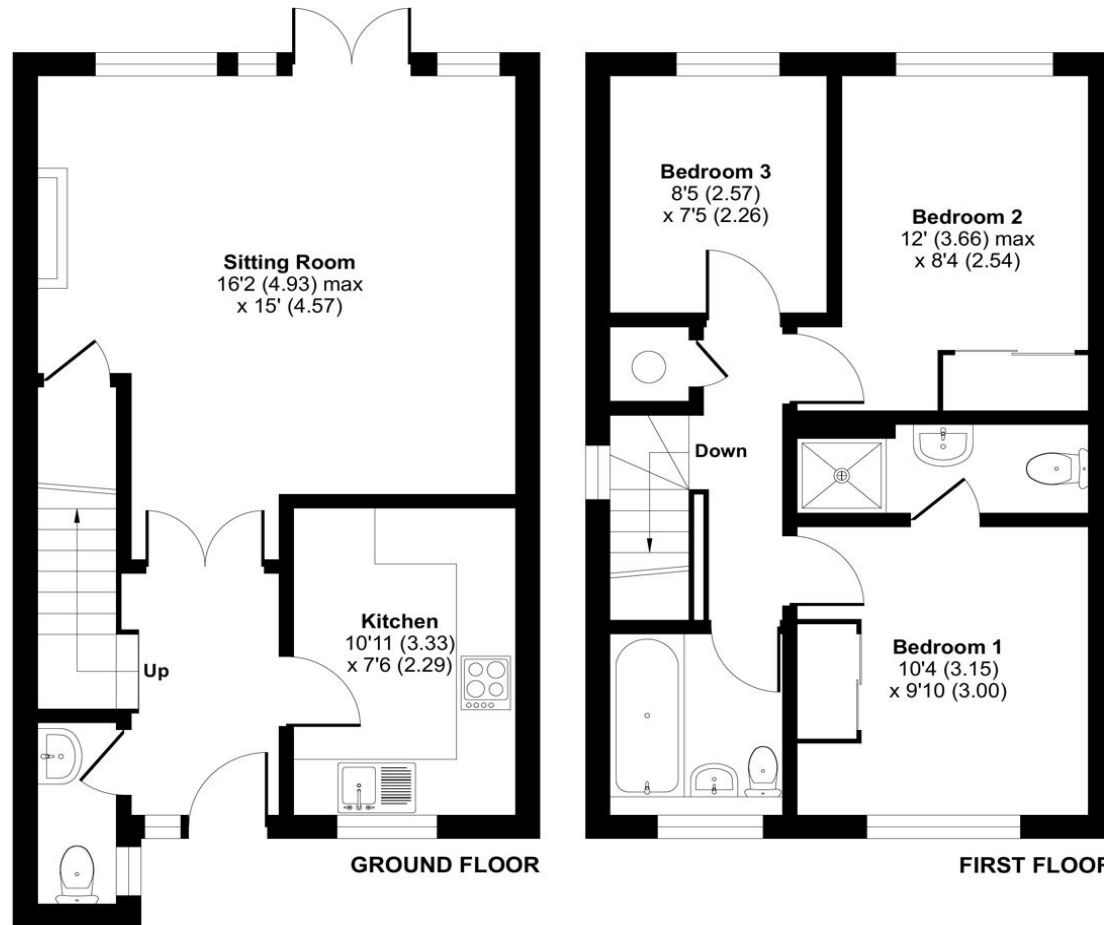
ACCOMMODATION

A three bedroom, semi-detached property comprising an entrance hall, kitchen, spacious sitting room and cloakroom on the ground floor. Upstairs there is a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. This property is situated in a small sought-after development within walking distance of Farnham Town Centre and Mainline Station with links to London Waterloo. The property also benefits from a fenced garden, single garage and allocated parking space. The property is currently being re-decorated and re-carpeted throughout.



Approximate Area = 865 sq ft / 80.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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: 1110031



SITUATION

Barncroft is a pleasant small modern development of town houses conveniently situated with access to the post office and general store at Firgrove Hill and as a consequence access to the centre of Farnham with its excellent range of shopping and leisure facilities, pubs and restaurants. Farnham also has a mainline station which provides a regular train service to London Waterloo within the hour and there are good road links on the A31 and A331 which lead to the A3 and M3. Farnham is on the edge of the Surrey / Hampshire border and is surrounded by many miles of open countryside ideal for walking and riding including The Bourne Woods, Frensham Ponds and Hankley Common.

LOCAL AUTHORITY

Waverley Borough Council

GUIDE PRICE

£1,600 per month

Security Deposit: £1846.15 (based on advertised rental price)

Holding Deposit: £369.23 (based on advertised rental price)

Minimum Term: 12 Months

Council Tax Band: E



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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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