



Rankine Close, Badshot Lea, Farnham, Surrey, GU9 9LA

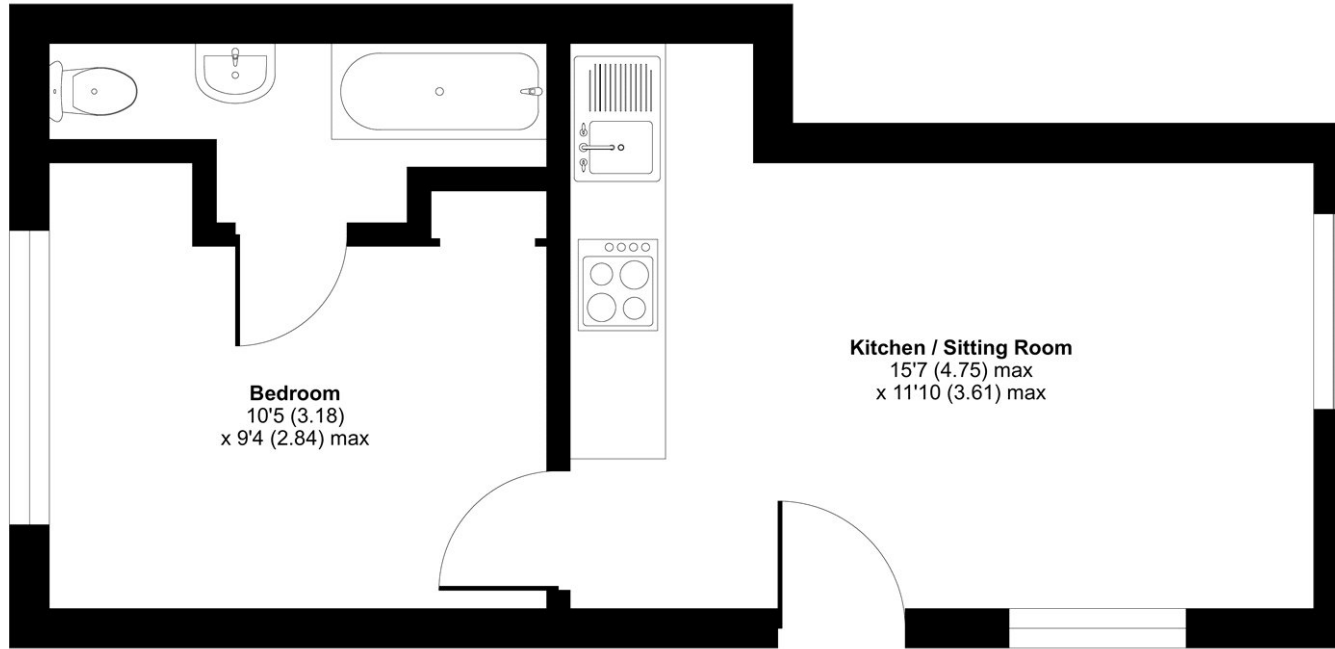


ACCOMMODATION

Located within a popular location in Badshot Lea is this end terrace bungalow requiring refurbishment throughout. The property benefits from one bedroom with fitted bathroom and open plan kitchen/living room. The property benefits from driveway parking for one car in front with side access to the rear garden. The rear garden is a good size, enclosed by wooden fencing and offering scope for extension subject to planning permission. The property further benefits from no onward chain and is ideal for a first-time buyer or investor.

Approximate Area = 284 sq ft / 26.4 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(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). © nche.com 2023. Produced for Charters Estate Agents Limited. REF: 1051285



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

- One bedroom
- Bathroom
- Kitchen/living room
- Parking for one car
- Good size rear garden
- No onward chain

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band B

GUIDE PRICE

Asking Price £225,000

TENURE

Freehold