

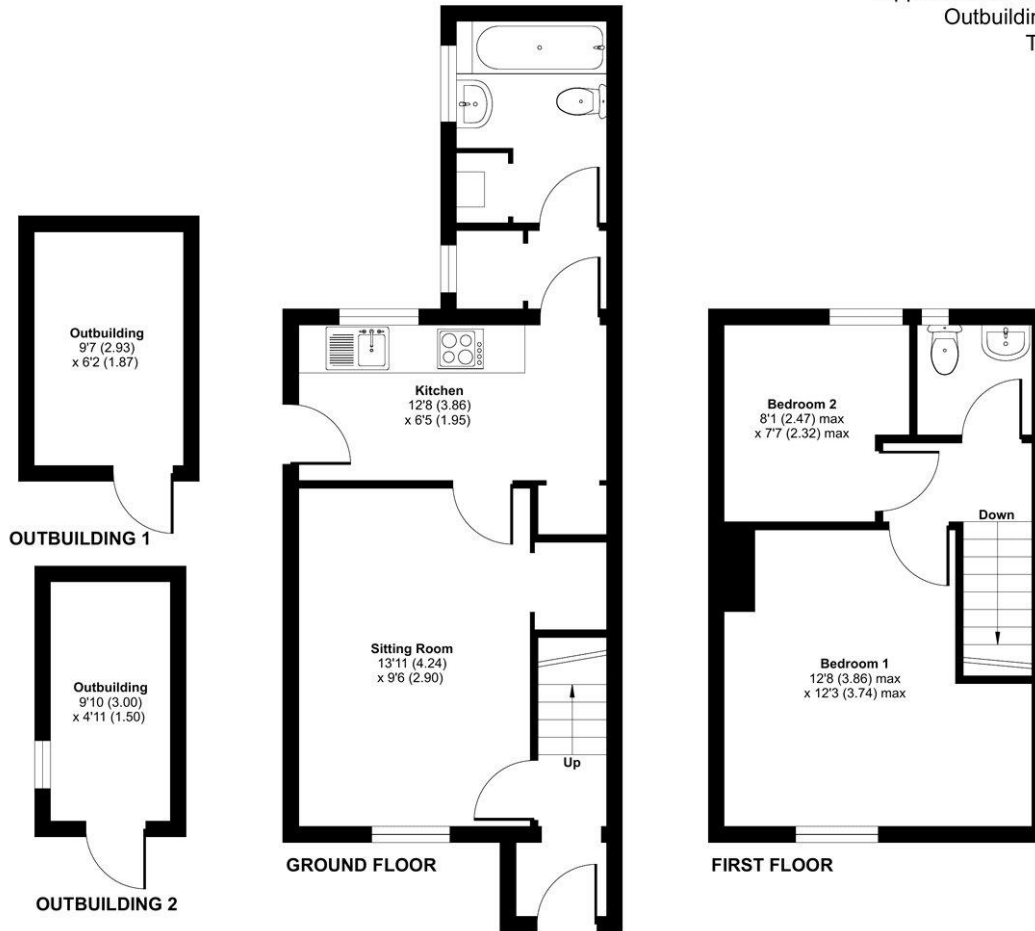


Lodge Hill Road, Lower Bourne, Farnham, Surrey, GU10 3QN



ACCOMMODATION

Situated within a highly desirable location is this charming end terrace cottage offered for sale with no onward chain. Upon entering the property, you are greeted via the entrance hall, leading directly through to the generously sized living room. From the sitting room there is a modern, refitted kitchen with a storage cupboard and access through to the downstairs refitted family bathroom. On the first floor are two well-proportioned bedrooms and a handy upstairs cloakroom. Externally there is driveway parking, with gates which lead to the delightful rear garden. The garden is a good size, offering two outbuildings used for storage and the space is fully enclosed by wooden fencing. The rest of the garden is mainly laid to lawn and offers a high degree of privacy. Please note these photographs are from a previous marketing campaign and are for illustrative purposes only.



Approximate Area = 735 sq ft / 68.2 sq m
 Outbuildings = 106 sq ft / 9.8 sq m
 Total = 841 sq ft / 78 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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). ©n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1088578



SITUATION

A prime South Farnham location ideally located for local recreation and amenities. Lower Bourne is located on the south side of Farnham with easy access to village amenities such as The Fox public house, Bat and Ball public house, pharmacist, florist, convenience store, Bourne recreational green with cricket nets and square and tennis courts and the renowned Bourne Woods. Farnham town centre is just over a mile away with a good selection of shops and restaurants, mainline train station to London Waterloo and the area is renowned for its good schooling with the highly regarded South Farnham School which is rated 'outstanding' by Ofsted.



SPECIFICATION

- Two bedrooms
- Living room
- Refitted kitchen
- Refitted bathroom
- Driveway
- Potential to extend STPP
- No onward chain

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band D

GUIDE PRICE

Asking Price £435,000

TENURE

Freehold