

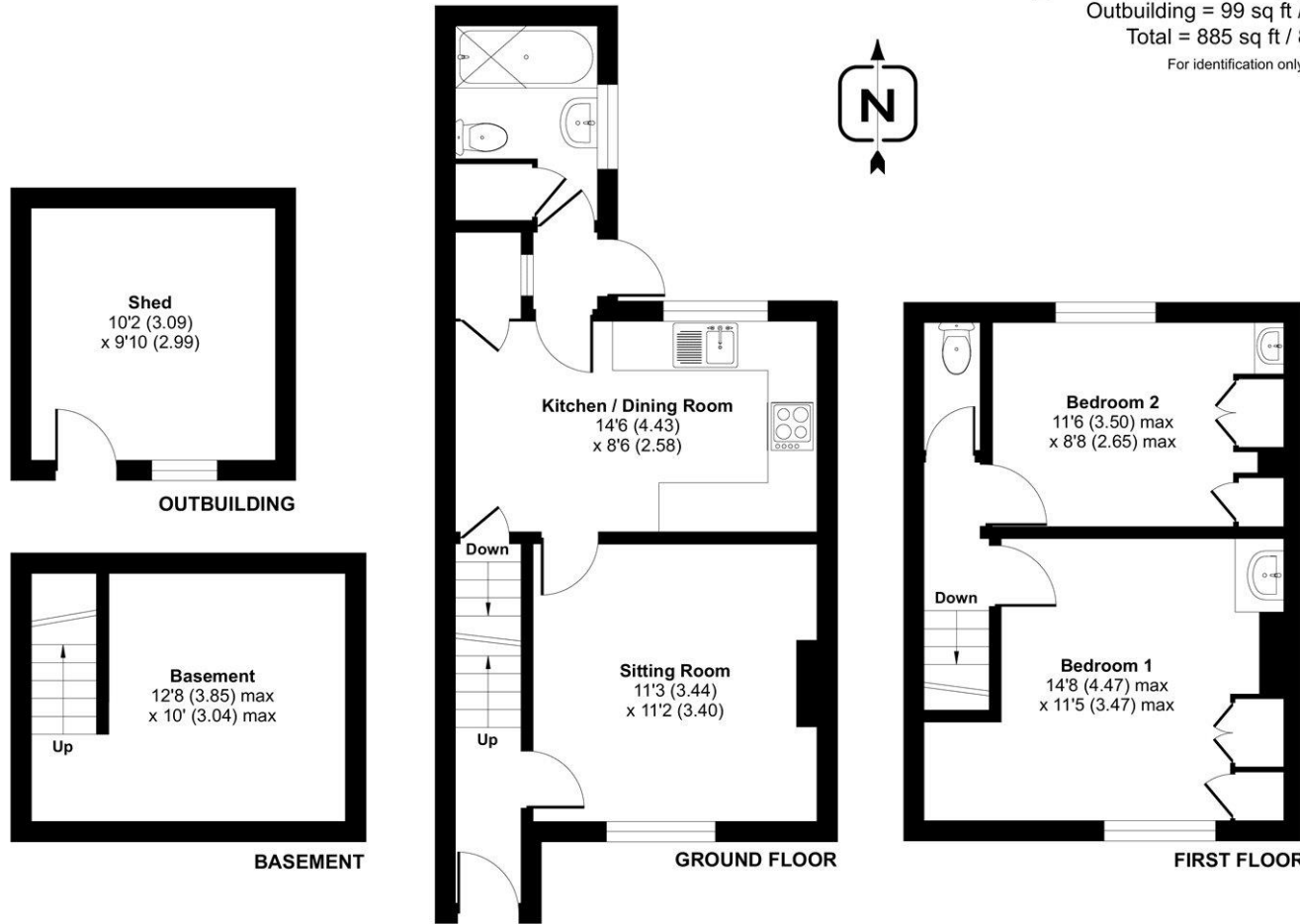


Lodge Hill Road, Lower Bourne, Farnham, Surrey, GU10 3QN



ACCOMMODATION

Situated within a highly desirable location is this mid terrace cottage offered for sale with no onward chain. Upon entering the property, you are greeted via the entrance hall which leads through to the sitting room. There is a good size kitchen/dining room with storage cupboard and access through to the downstairs family bathroom. Off the kitchen there is access to the basement which is mainly used for storage. On the first floor are two double bedrooms and a separate cloakroom. Externally there is on road parking to the front and small front garden. The rear garden is fully enclosed with a large brick outbuilding used for storage. The rest of the garden is mainly laid to lawn and low maintenance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1082347



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 double bedrooms
- Kitchen/dining room
- Sitting room
- Family bathroom and separate toilet
- Private rear garden
- Basement
- No onward chain

LOCAL AUTHORITY

Waverley Borough Council
Council Tax Band D

GUIDE PRICE

Asking Price £350,000

TENURE

Freehold