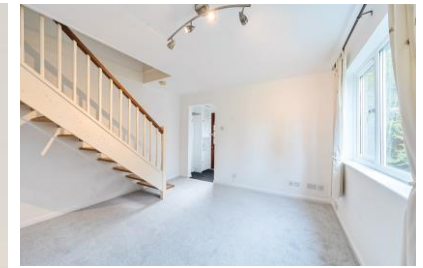




St. Peters Gardens, Wrecclesham, Farnham, Surrey, GU10 4QZ





### **SPECIFICATION**

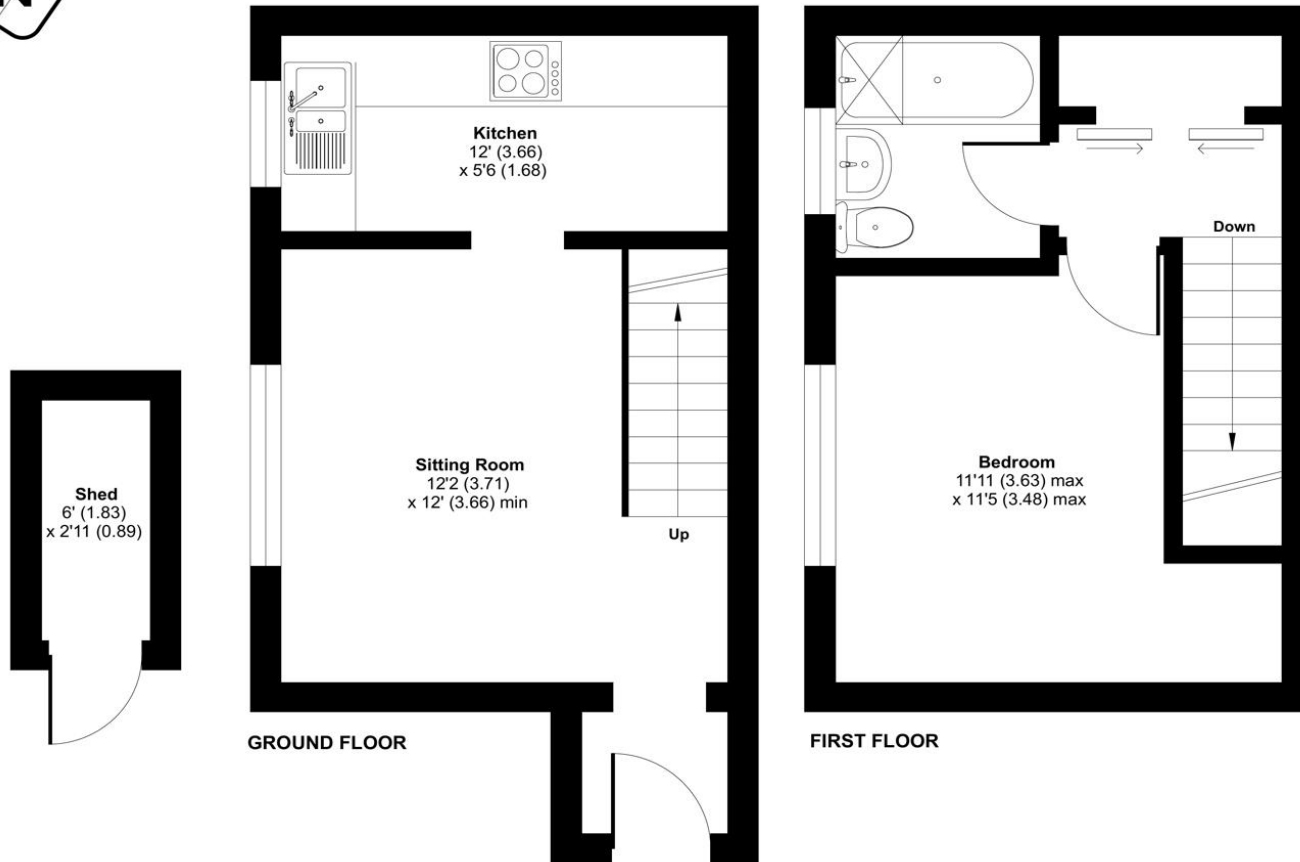
- One double bedroom house
- Generous sitting room
- Separate kitchen
- Three piece bathroom
- Private rear garden
- Allocated parking space

### **ACCOMMODATION**

A well-presented one bedroom home with its own private garden and parking, which has benefitted from redecoration throughout. Downstairs the property has a well-proportioned living room with ample space for furniture. The separate kitchen has a window allowing natural light to flood in, and features an integrated cooker along with white goods. Upstairs there is a large double bedroom with an abundance of space for free standing furniture. The bathroom has a shower fitting above the bath and a window for ventilation. On the landing there is a wardrobe allowing for additional storage. There is a private rear garden which is hard landscaped, offering a fantastic seating space and a storage garden shed. There is also an allocated parking space.



Approximate Area = 453 sq ft / 42 sq m  
 Shed = 20 sq ft / 1.8 sq m  
 Total = 473 sq ft / 44 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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|cheom 2023. Produced for Charters Estate Agents Limited. REF: 1007821



### 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 educational 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.

### LOCAL AUTHORITY

Waverly Borough Council  
 Council Tax Band C

### GUIDE PRICE

£1,150 per month  
 Security Deposit: £1,326.90 (based on advertised rental price)  
 Holding Deposit: £265.38 based on advertised rental price  
 Minimum Term: 12 Months





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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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