

Victoria Road GU9

Approximate Gross Internal Floor Area = 83.7 sq m / 901 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Victoria Road, Farnham, Surrey, GU9

Guide Price £325,000

INVESTORS ONLY A fantastic opportunity to acquire this freehold property with tenants in situ in central Farnham.

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educational facilities and has a number of excellent restaurants and public houses. It also boasts a library and the Maltings Art Centre offers a wide range of activities including film screenings. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

Services: Mains gas, electricity, drainage and water.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

ACCOMMODATION

- Highly desirable town centre location
- Courtyard garden
- Close proximity to shops
- Investors only as tenants in situ
- Residents permit parking
- Currently let on one year AST
- Period property
- No onward chain
- Walking distance to Farnham station
- The current annual income can be provided via the Agent



DESCRIPTION

This period property is excellently located within central Farnham and boasts lots of original character and charm.

The accommodation comprises separate sitting room/bedroom with original open fireplace, a superb dining room with feature fireplace, adjoining kitchen/breakfast room, conservatory/utility room with access to rear courtyard.

On the first floor there are two bedrooms and a family bathroom.

Outside there is a walled courtyard and garden shed.

There is residents' permit parking for Zone A.



LOCATION

The property is situated in this popular and convenient town centre location within walking distance of the shops and Farnham railway station. Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural, shopping and

