

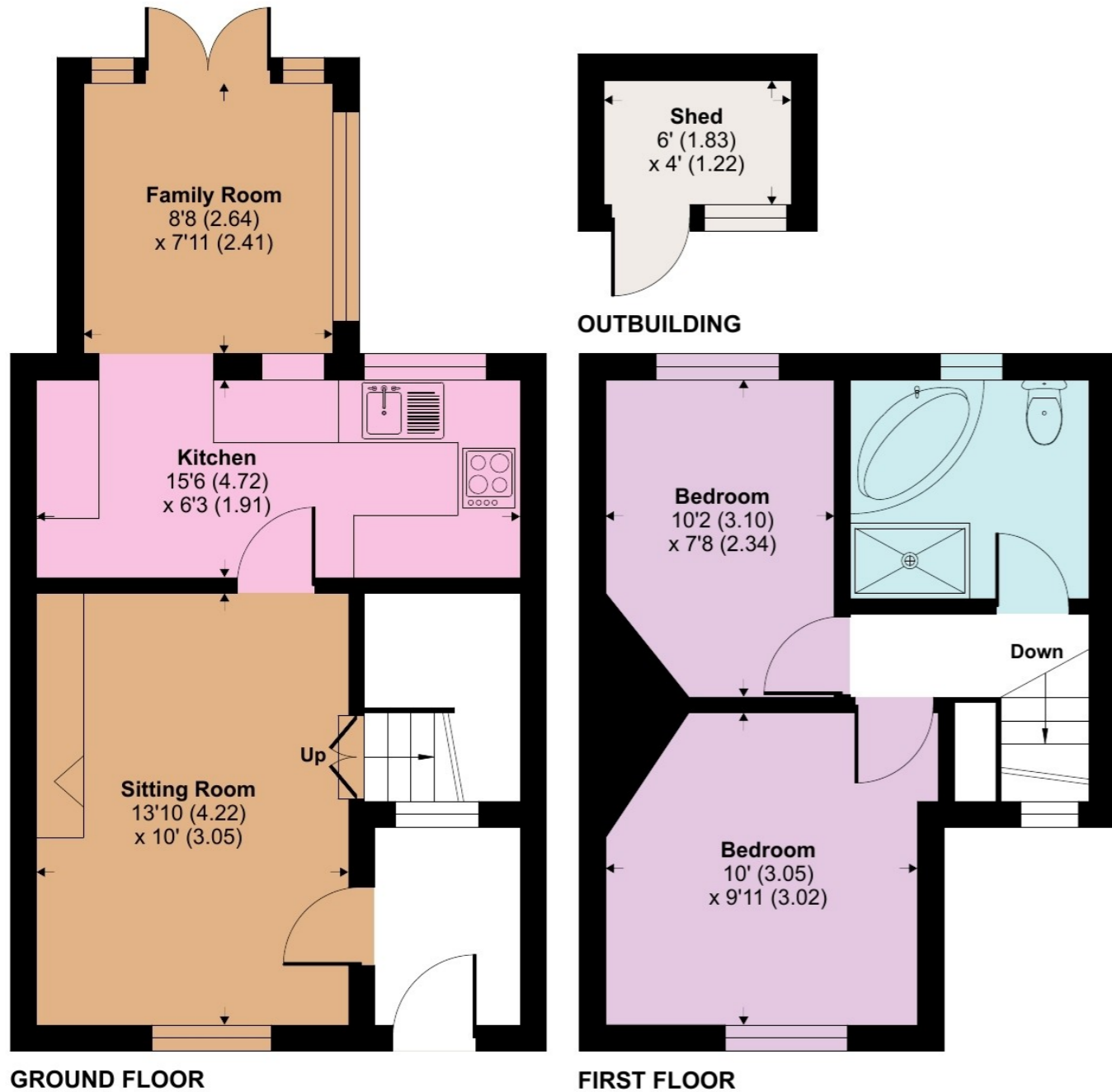
Victoria Road, Farnham, GU9

Approximate Area = 677 sq ft / 62.9 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 701 sq ft / 65.1 sq m

For identification only - Not to scale



VICTORIA ROAD, FARNHAM, SURREY, GU9

Guide Price £350,000

Attractive two bedroom cottage situated in central Farnham with private garden.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

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ACCOMMODATION

- Town central cottage
- Two reception rooms
- Two bedrooms
- Immediate proximity to Farnham town
- South easterly facing rear garden
- Close proximity to Farnham train station
- Residents parking
- No chain

DESCRIPTION

This attractive Victorian property is situated in central Farnham and comes to the market with no onward chain.

The character cottage has immediate access to Farnham town centre and comprises entrance porchway, fitted kitchen, family room with French doors to garden, sitting room with fireplace and large under stairs storage.

Upstairs there are two double bedrooms, landing area and family bathroom.

Outside the private south easterly facing garden consists of a patio, flat lawn area with bedding plants, shrubbery and a garden shed. There is residents parking close by.

LOCATION

The property is situated in this popular and convenient central location between the town centre and the 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 educational facilities and has a number of excellent restaurants, public houses and a wine bar. 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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
		81
	55	
England, Scotland & Wales	EU Directive 2002/91/EC	