

Bourne

FOR SALE
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Lower Church Lane, Farnham, Surrey

Offers In Excess Of £350,000

Lower Church Lane, Farnham, Surrey

A charming Grade II listed period cottage, conveniently located in a highly sought after picturesque setting within the town centre conservation area. These beautiful cottages are very rarely offered to the market so this is a fabulous opportunity to purchase part of Farnham history.

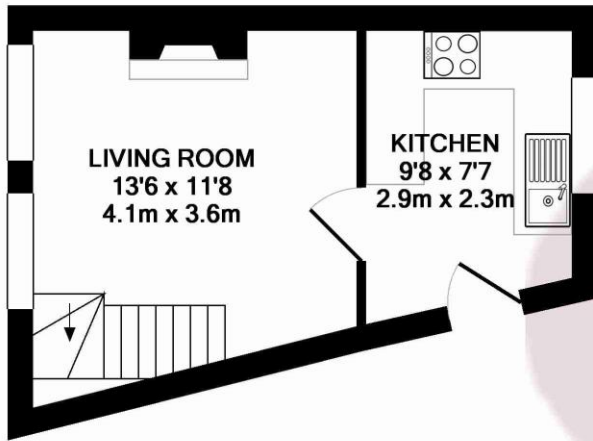
To the ground floor the front door leads into the country style kitchen which has a range of cream units, tiled flooring, sink, integral oven and four ring gas hob. The kitchen has space for appliances and a feature ceiling beam. This then leads through to the living room which has tiled flooring, two feature windows and a beautiful fire place with wood burning stove. There are then stairs to the first floor where there is a double bedroom and a modern three piece bathroom. There are then further stairs to the 2nd floor where there is a wonderful double bedroom with charming character beams, eaves storage and velux windows.

Freehold
Council tax band C

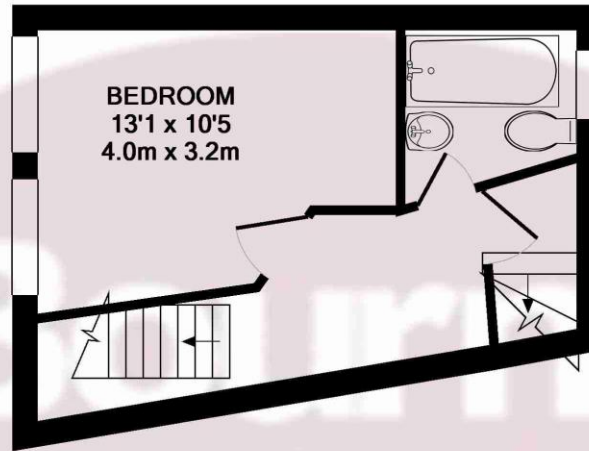
- Two bedrooms
- Kitchen
- Living room
- Bathroom
- Gas central heating
- Character features
- Town centre location
- No onward chain



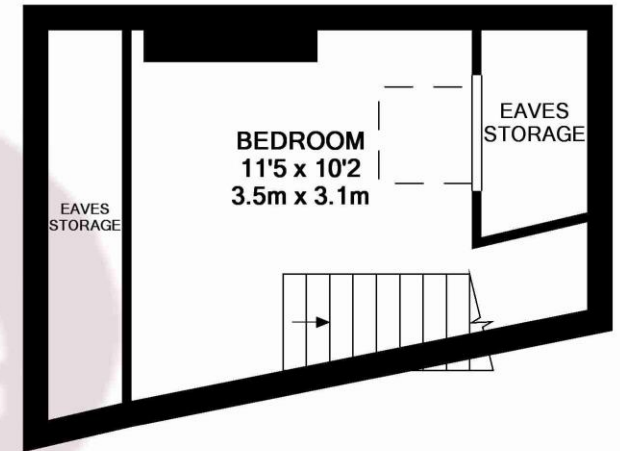
Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 220 SQ.FT.
(20.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 226 SQ.FT.
(21.0 SQ.M.)

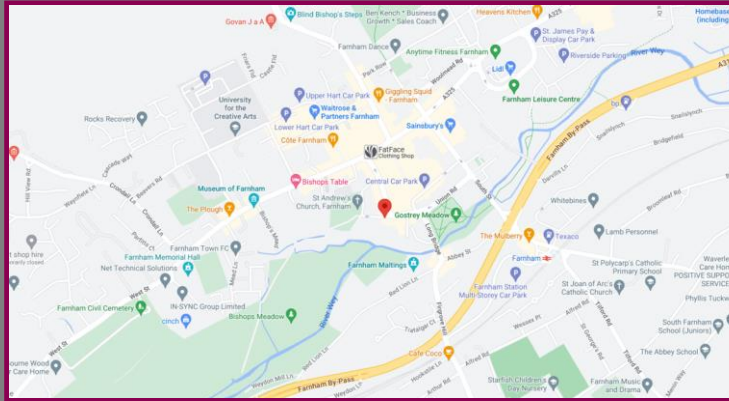
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

The property is located in a convenient location which is opposite Wagon Yard car park, and within walking distance to St Andrews Church and Farnham town centre.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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