



Whitebines, The Fairfield, Farnham, Surrey

Price Guide £220,000



## Whitebines, The Fairfield, Farnham, Surrey

A two bedroom ground floor flat located in the heart of Farnham and benefitting from easy access to the train station and town centre.

This superbly positioned flat is accessed via a communal entrance with intercom entry. There is an entrance hallway which leads to the open plan living dining kitchen. The kitchen offers a range of base and eye level units with integrated cooker, hob and fridge freezer, and plumbing for washing machine.

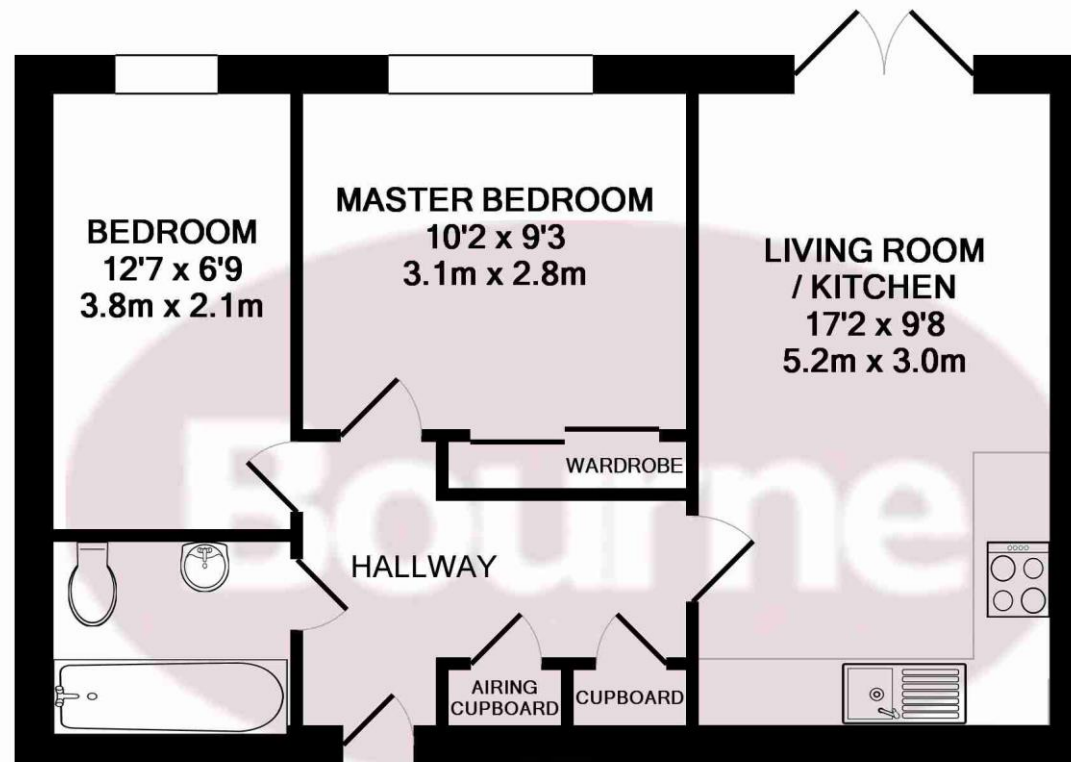
There are two bedrooms modern bathroom which offers a bath with shower over, wash hand basin and w/c.

Outside there is a resident's parking area with one allocated space included.

- Ground Floor Apartment
- Two Bedrooms
- Very Close to Train Station
- Double glazing
- Fitted kitchen
- Bathroom
- Double glazed French doors to a patio area
- Parking
- No onward chain
- Share of freehold



# Floor Plan



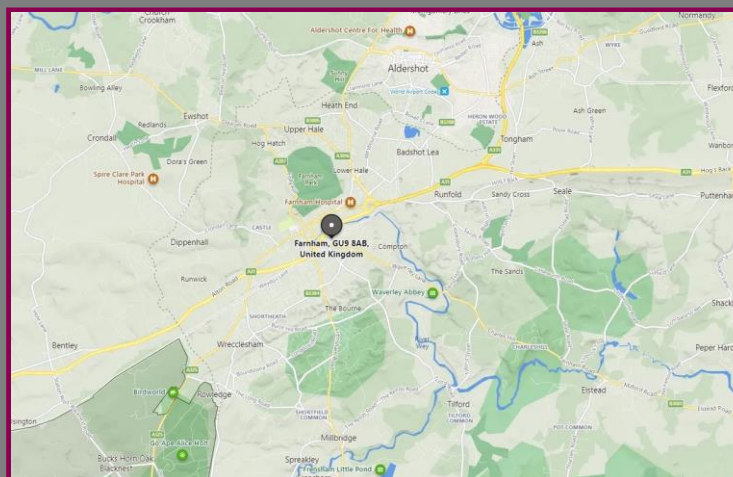
FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.4 SQ.M.)

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 sits approximately 0.1 miles from Farnham train station and 0.4 miles from Farnham town centre which offers a range of amenities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	55   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.