

**Trueman
Letting
Company**



3 Farnborough Road Farnham

£1,795 PCM

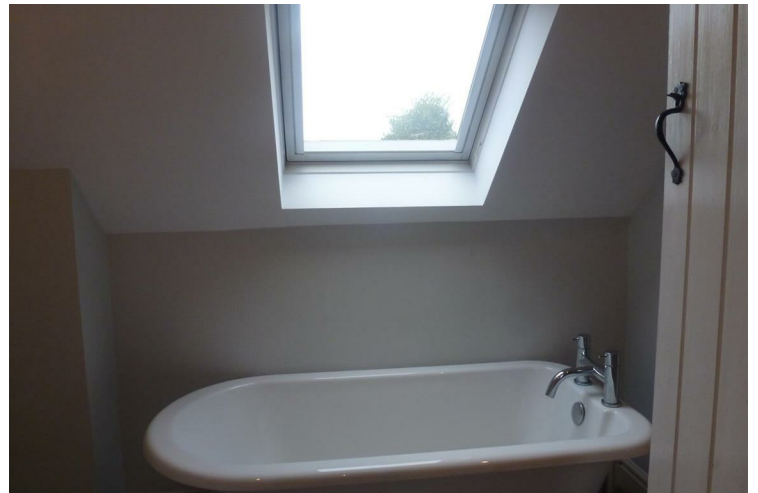
UNFORTUNATELY WE ARE NOW FULLY BOOKED ON VIEWINGS A three bedroom deceptively spacious detached former coach house situated on the Farnborough Road offering easy access to both Farnham and Aldershot Town Centres. The property is approached via double gates (off the Farnborough Road) into a driveway providing parking for several cars. The front garden is to the front aspect only. EPC D, COUNCIL TAX BAND E.

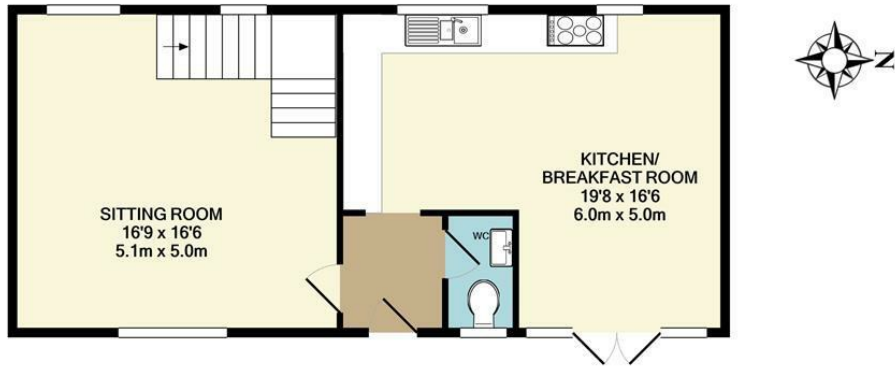


- Stable Door leads into hallway with tiled flooring. Refitted Cloakroom
- Large kitchen/dining room with range cooker, fridge/freezer, dishwasher, microwave. Utility end with
- Sitting room with small log burner, wooden flooring and stairs to first floor, piano to remain in the
- Master Bedroom with built in wardrobe cupboards, velux window as well as side aspect window

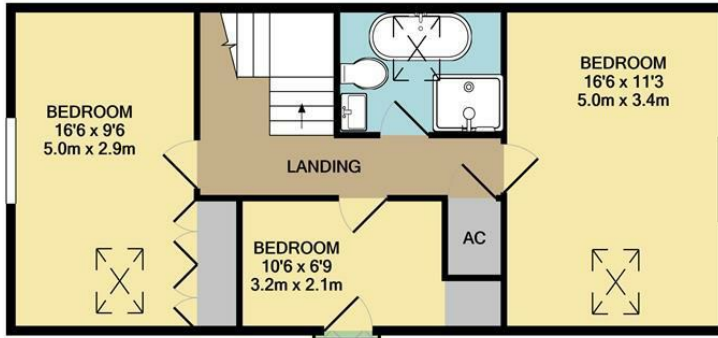


- Second Double Bedroom • Third Bedroom/Study with walk in cupboard and • Family Bathroom with stand alone bath and separate shower cubicle • Latched wooden doors throughout • Garden to front aspect only with patio area, small grassed area with garden shed • Ample driveway parking approached through double gates from the Farnborough Road. EPC D, COUNCIL TAX E





GROUND FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.4 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.
Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Trueman Letting Company Lettings 01252 711227
5a Castle Street lettings@tlc-farnham.co.uk
Farnham www.tlc-farnham.co.uk
Surrey
GU9 7HR

