



**Trueman
Letting
Company**



9 Ellerton Way Farnham

£1,550 PCM

A beautifully presented modern two bedroom home with two en-suites located in a private development within walking distance of local shops and amenities. The property is one mile from Farnham Town Centre and the Mainline Station. Council Tax Band : D EPC : C The property has two allocated parking spaces and garden.



- Entrance Hallway with Tiled Flooring - Cloakroom
- Sitting/Dining Room with patio doors to rear gardens, deep understairs storage cupboard
- Luxury kitchen with Bosch Integrated Appliances including electric oven, gas hob, slimline dishwasher
- Master Bedroom with built in wardrobes and en-suite shower room

ENTRANCE HALLWAY

With tiled flooring and cloakroom

KITCHEN

Luxury Kitchen with integrated Bosch Appliances

SITTING/DINING ROOM

With deep understairs storage cupboard and patio doors to rear garden

MASTER BEDROOM

With fitted wardrobe cupboards and en-suite shower room

SECOND DOUBLE BEDROOM

With fitted wardrobe cupboard and en-suite bathroom with shower over the bath

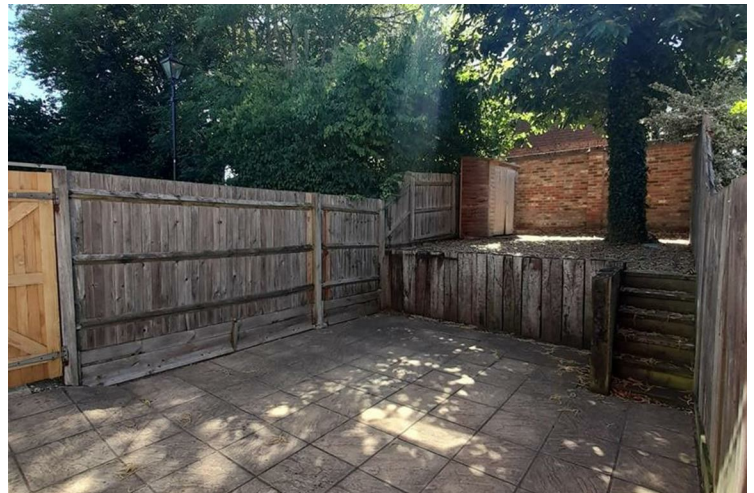
REAR GARDEN

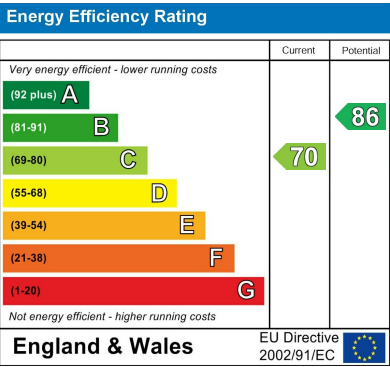
Pretty landscaped rear garden laid out for ease of maintenance - side gate giving access to parking spaces

TWO ALLOCATED PARKING SPACES



- Second Double Bedroom with built in wardrobes and en-suite bathroom, shower over the bath
- Pretty landscaped rear garden laid out for ease of maintenance, side gate to parking area
- Two allocated parking spaces
- EPC C, COUNCIL TAX BAND D





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

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