



**Trueman
Letting
Company**



11 Brockhurst Lodge Farnham

£1,595 PCM

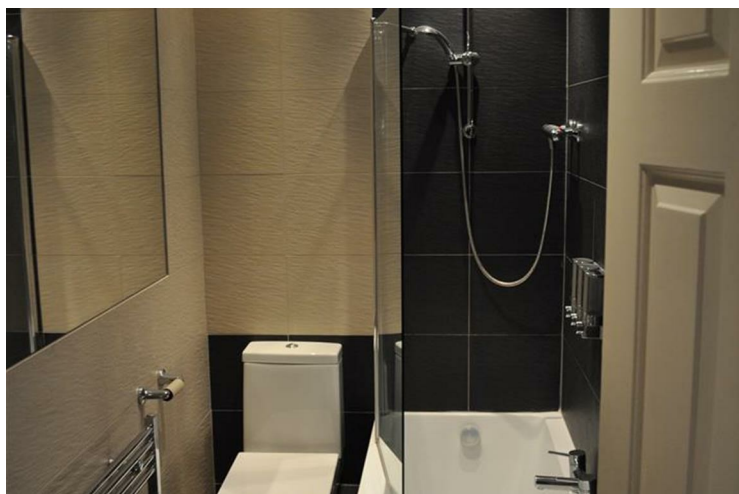
A modern and well presented 2 bedroom town house with garden, home office and single garage situated in a desirable courtyard development to the South Side of Farnham close to all local amenities and Town Centre. The property has just had new windows installed. EPC : C Council Tax Band : E

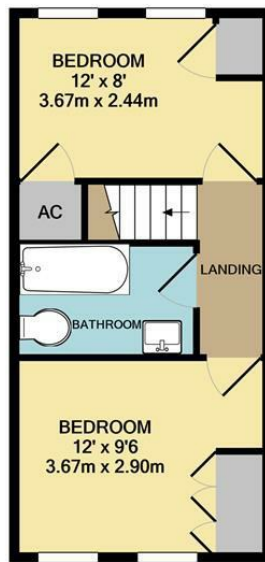
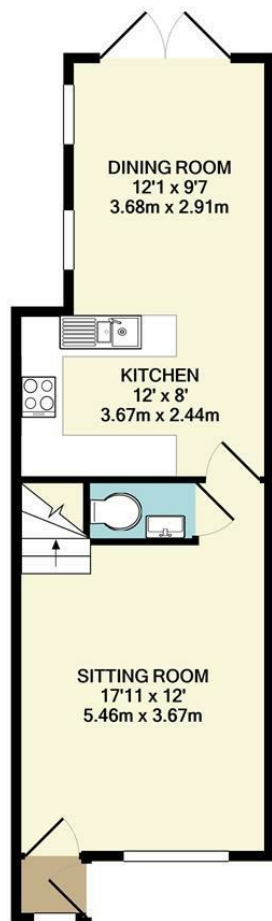


• Entrance Lobby and Cloakroom • Sitting room with stairs to first floor • Modern fitted kitchen/dining room with appliances, doors to garden, vaulted ceiling • Upstairs:- Bedroom 1 with built in wardrobe cupboards • Second Double Bedroom with wardrobe cupboard • Refitted Family Bathroom with shower over the bath



- Rear garden with decking leading to
- Home office - light and power
- Garage with up and over door
- Parking in front of garage and visitor parking





1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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

