

A two double bedroom detached bungalow with single garage and gardens situated in a highly regarded location in Rowledge Village. The property has a newly installed kitchen and is situated within a level walk of all local amenities and a short drive

from Farnham Town Station and Mainline Station. EPC C, COUNCIL TAX BAND F



Farnham



• Entrance hallway with storage cupboard and airing cupboard • Cloakroom • Kitchen/Breakfast room with gas hob, electric ove, fridge/freezer, washing machine, door to garden • Family bathroom with power shower over the bath • Sitting/Dining Room with wooden flooring, feature fireplace fitted with electric fire

### ENTRANCE HALLWAY

With wooden flooring, storage cupboard and airing cupboard

#### **CLOAKROOM**

### LARGE KITCHEN/BREAKFAST ROOM

Newly Fitted Kitchen/breakfast room with washing machine, fridge/freezer, gas hob and electric double oven, door to rear garden

### SITTING/DINING ROOM

Fireplace fitted with electric fire, double patio doors to rear garden

### **BATHROOM**

Refitted bathroom with Power Shower over the Bath.

### MASTER BEDROOM

With wardrobe cupboards

#### SECOND BEDROOM

With fitted wardrobe cupboard

# SINGLE GARAGE

With power and driveway parking

# FRONT AND REAR GARDENS

Level Gardens - front and rear with Garden Shed,

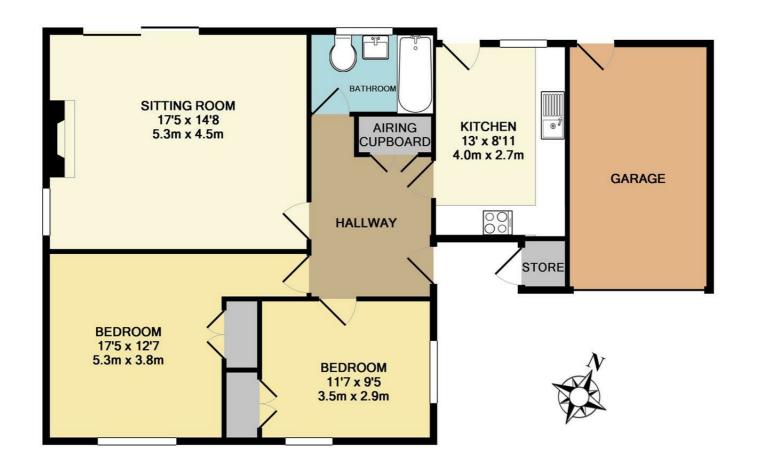




• Master Bedroom with wardrobe cupboards, wooden flooring • Second Double bedroom with fitted wardrobe cupboard • Single Garage with power, driveway parking • Level front and rear gardens, garden shed • COUNCIL TAX BAND F EPC C







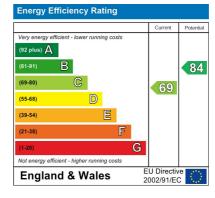


# TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.2 SQ.M.)

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 ©2013





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 5a Castle Street Farnham Surrey

GU97HR

01252 711227 lettings@tlc-farnham.co.uk www.tlc-farnham.co.uk

