



**Trueman
Letting
Company**



2 Alma Lane Farnham

£1,550 PCM

A well presented 2 Bedroom property offering the opportunity to rent a home with the best of both worlds: a lovely residential area with easy access to the Town Centre and Main Line train station not too far away. The property has a low maintenance enclosed garden and is pet friendly.

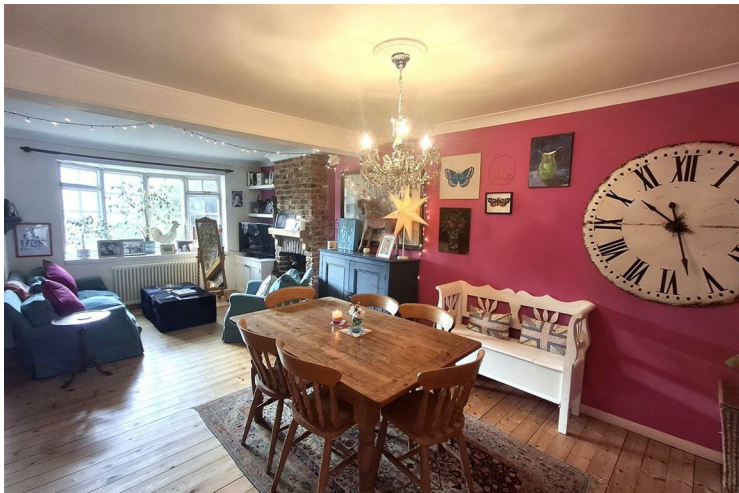
Farnham is renowned for its rich history and vibrant community, making it an ideal location for families and professionals alike. The town has a wealth of amenities including shops, cafes, and restaurants, all within easy reach. Additionally, the town is well-connected by public transport, with convenient access to London.

The property is to be let unfurnished with the option to keep the dining room table and chairs. The summer house is excluded from the let.

EPC Rating D Council Tax Band C



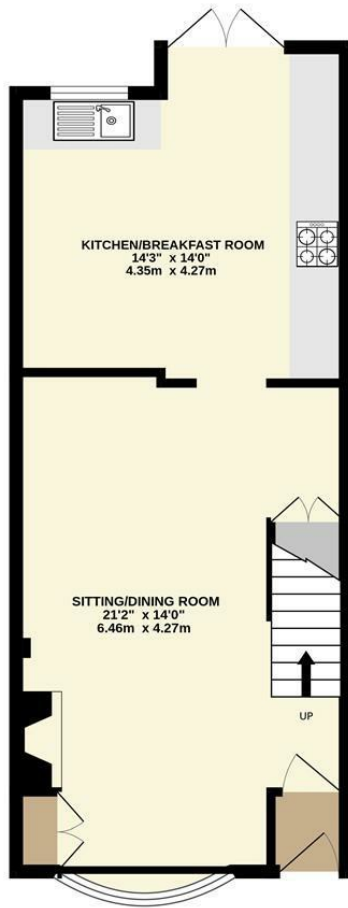
- Entrance Hallway • Open plan lounge / dining room with working log burner • Kitchen with appliances • Master bedroom



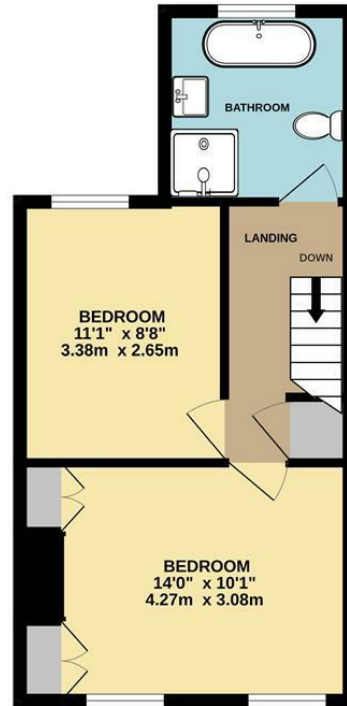
- Second bedroom with wardrobe • Bathroom with separate shower cubicle • Garden • No allocated parking



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		61
(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

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