



**Trueman
Letting
Company**



2 Timber Close, The Hart Farnham

£2,400 Per

UNEXPECTEDLY RE-AVAILABLE A rarely available character cottage with flexible accommodation situated in the heart of Farnham Town Centre within walking distance of all amenities with parking for at least 2 cars and courtyard garden. The property comprises 3 double bedrooms with fitted wardrobes, one en-suite, 2 receptions, a light and airy kitchen breakfast room. EPC D, Council Tax Band D.



- Sitting Room with fireplace
- Dining Room with Victorian style fireplace and wooden flooring
- Light and airy Kitchen/Breakfast Room with integrated appliances
- Utility/Study Area with Ample Storage Cupboards and Cloakroom
- Three Double Bedrooms - all with wardrobe cupboards - one with en-suite shower room



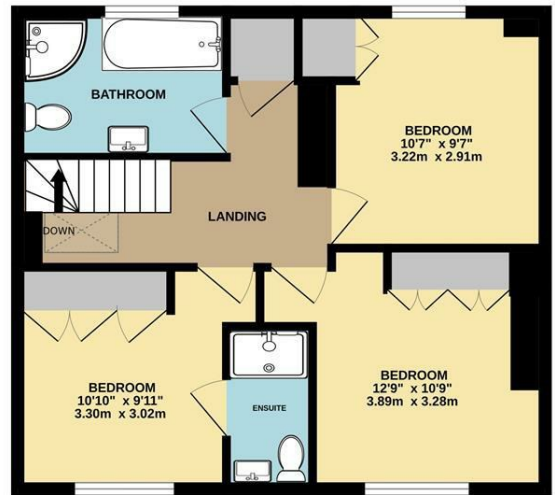
- Family Bathroom with separate shower cubicle and bath.
- Rear Courtyard Garden with gated access into Town Centre. Garden Shed.
- Gravelled driveway with parking for at least 2 cars.
- EPC : D
- Council Tax Band : D



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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		
(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

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