



**Trueman
Letting
Company**



**32 Bear Lane
Surrey**

£1,500 PCM

A refurbished character two bedroom end of terrace cottage situated in the heart of Farnham Town Centre & within walking distance of all amenities including the mainline station with the added benefit of a courtyard garden and useful utility area. This beautiful cottage has undergone a total refurbishment to a very high standard and must be seen

Council Tax Band D

EPC E



- Open plan lounge / dining room
- Newly fitted kitchen
- Conservatory designed to be used as a Utility room with appliances



- W/C
- Mezzanine floor / Bedroom 1
- Second double bedroom
- Newly fitted shower room
- Parking for one car
- Court Yard Garden



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

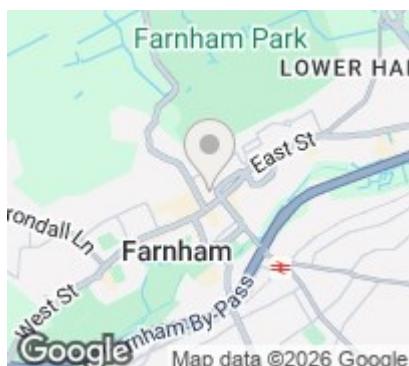
1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq ft (64.3 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.

Made with Metropix 62024



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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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