



3 Nettlecombe Close | | Farnham | GU9 0AQ

WB
WARWICK BAKER
ESTATE AGENT

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£800,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS SEMI-DETACHED HOUSE BUILT CIRCA. 2015. THE PROPERTY HAS BEEN MUCH IMPROVED BY THE EXISTING VENDOR OVER THE LAST FEW YEARS. THE HOUSE BENEFITS FROM ENTRANCE HALL, THREE DOUBLE BEDROOMS, 26' THROUGH LOUNGE/DINING ROOM, MODERN KITCHEN, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, TWO EN-SUITES, FRONT LAWN AND WELL ESTABLISHED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.



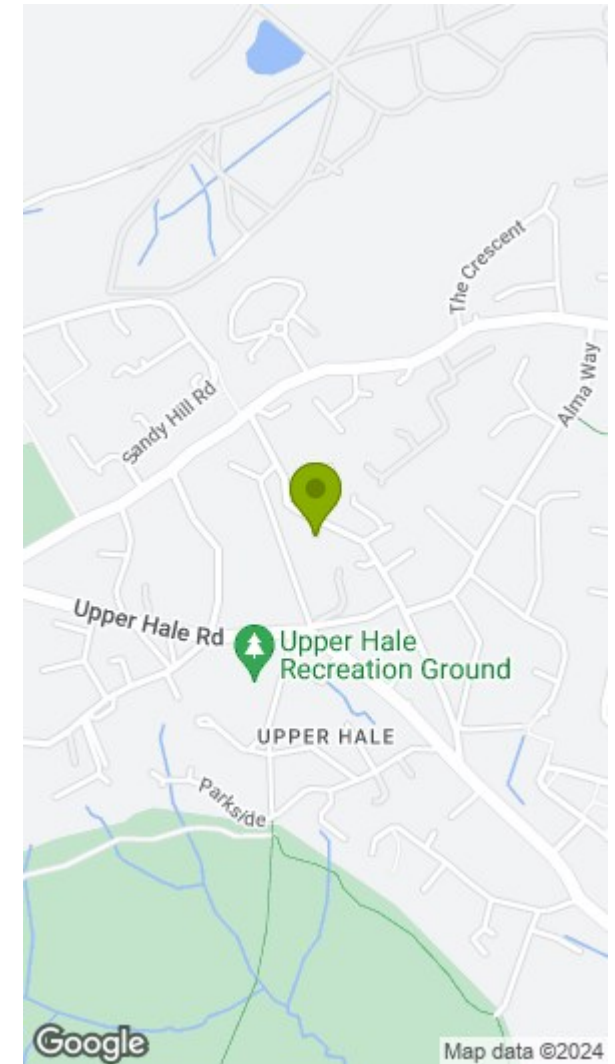
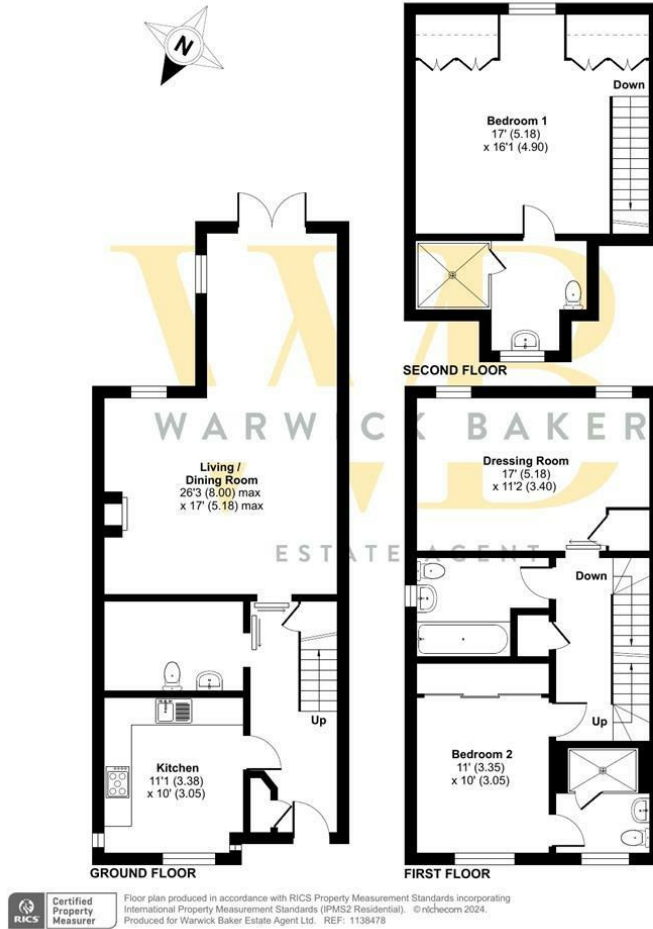
Nettlecombe Close, Farnham, GU9

Approximate Area = 1568 sq ft / 145.6 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 1586 sq ft / 147.3 sq m

For identification only - Not to scale



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	