



## 12 Ellerton Way

Wrecclesham, Farnham, GU10 4NZ

A 2 bedroom 2 bathroom end of terrace house situated on a small cul de sac close to local schools and shops. The house enjoys a southerly facing rear garden and has parking.

**Price Guide £379,000**

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- Entrance hall
- Sitting/dining room
- Parking space
- No onward chain
- Cloakroom
- Bedroom 1 with en suite shower room and fitted wardrobe cupboards
- Southerly facing rear garden
- Kitchen
- Bedroom 2 with en suite bathroom and fitted wardrobe cupboards
- Close to local shops and schools

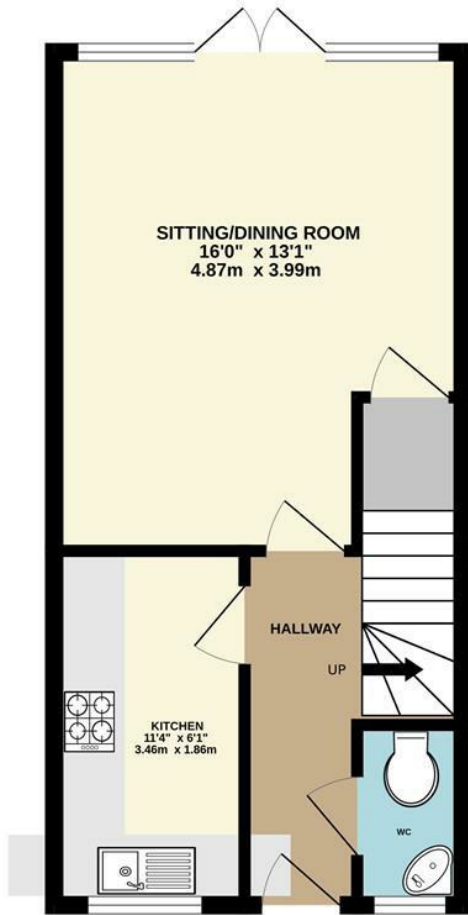


[Directions](#)

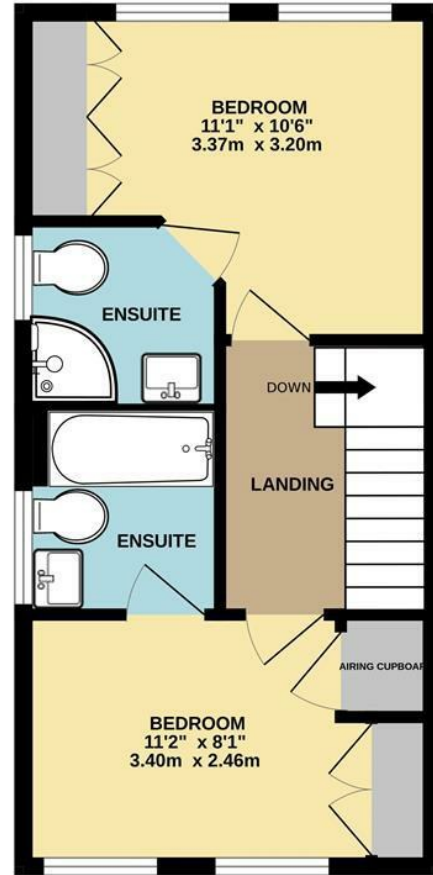


# Floor Plan

**GROUND FLOOR**  
358 sq.ft. (33.2 sq.m.) approx.



**1ST FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		74	88				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	