



56 Abbots Ride , Farnham, GU9 8HZ

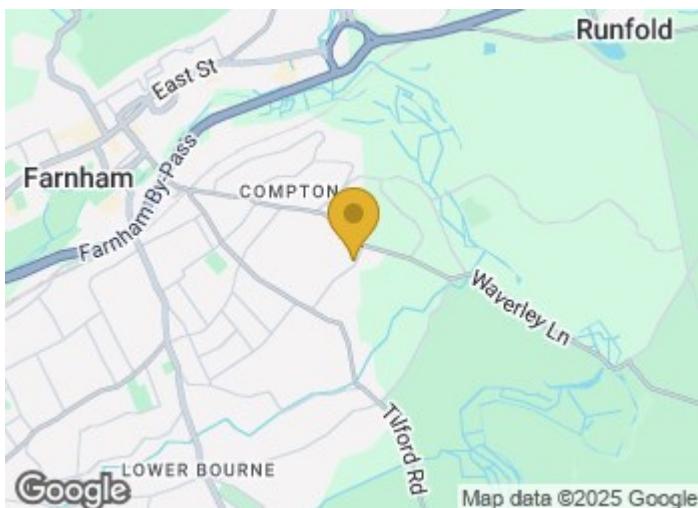
A great opportunity to purchase a 2 bedroom detached bungalow situated on a small cul de sac on a sought after south Farnham road. The bungalow offers lots of potential and enjoys a good garden of about 0.3 acre.

Price Guide £725,000

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- Detached bungalow
- Sitting room
- Dressing room and bathroom
- No onward chain
- Sought after south Farnham road
- Kitchen
- Garage and driveway parking
- Entrance hall and cloakroom
- 2 double bedrooms
- Garden of about 0.3 acre



Directions

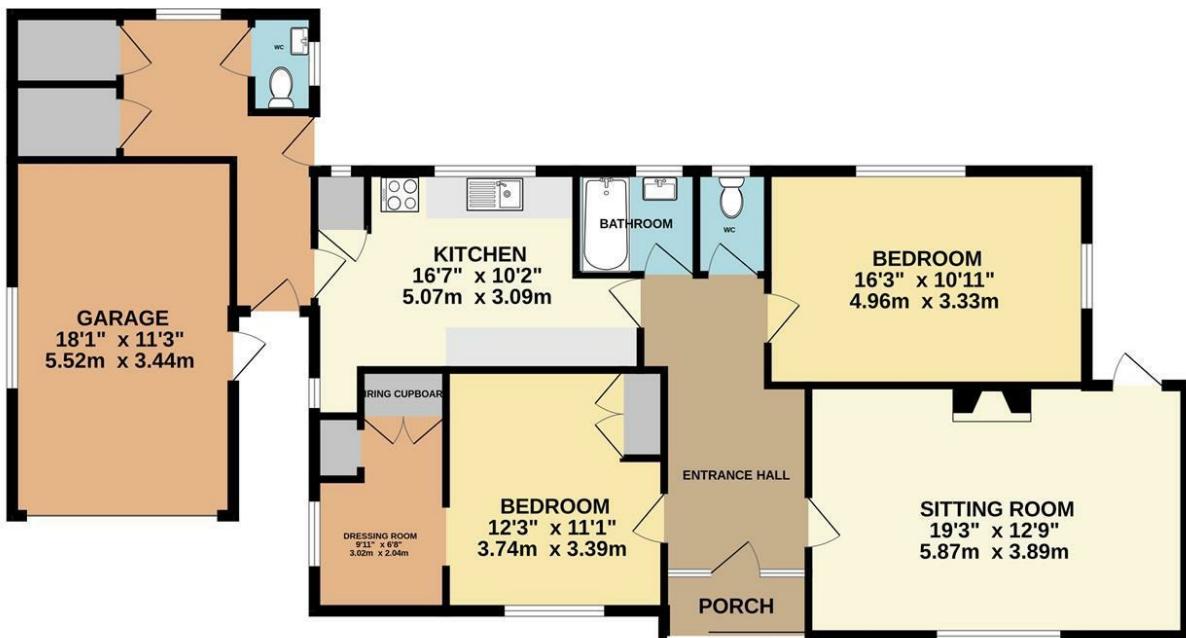
From Farnham town proceed down south street and continue over the by pass and railway crossing turning left onto Waverley Lane. Continue up the road and turn right into Abbots Ride. After 100 yards turn left and the property will be found at the bottom on the left hand side.



Floor Plan

GROUND FLOOR

1318 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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
(81-91) B			
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	

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