



Weybourne Road, Farnham

£325,000


MARTIN&CO

Weybourne Road, Farnham

Flat

2 Bedrooms, 2 Bathroom

£325,000

Date Available:

Deposit:
null

- 2 Bedroom Ground Floor Flat
- Excellent location
- Driveway Parking
- Private Garden



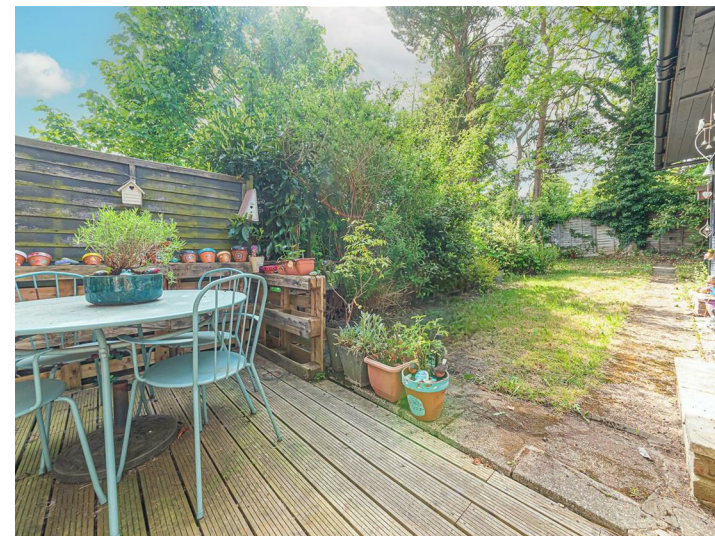
Nestled on the charming Weybourne Road in Farnham, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 1,105 square feet, the property features a spacious reception room that invites relaxation and social gatherings. With two well-proportioned bedrooms, this flat is ideal for small families, couples, or individuals seeking extra space.

The flat also includes a modern bathroom, designed with both style and functionality in mind. The layout is thoughtfully arranged to maximise space and light, creating a warm and welcoming atmosphere throughout.

Farnham is renowned for its picturesque surroundings and vibrant community, making it an excellent choice for those who appreciate both tranquillity and accessibility. With local amenities, parks, and transport links nearby, this property is perfectly situated for a balanced lifestyle.

Whether you are looking to invest or find your next home, this flat on Weybourne Road presents a wonderful opportunity to enjoy comfortable living in a sought-after location. Do not miss the chance to make this charming property your own.

Tenure: Share of Freehold
Council Tax: Band C
EPC: D



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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	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		
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Weybourne Road, Farnham

Approximate Gross Internal Area = 81.5 sq m / 877 sq ft

Studios = 21.2 sq m / 228 sq ft

Total = 102.7 sq m / 1105 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200564)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.