



**Trueman
Letting
Company**



8 Portland Terrace Farnham

£1,750 Per

A three bedroom, two bathroom staggered terraced property located on the East side of Farnham Town Centre but within walking distance of all amenities and Mainline Station. EPC B COUNCIL TAX BAND D
HISTORIC PHOTOS



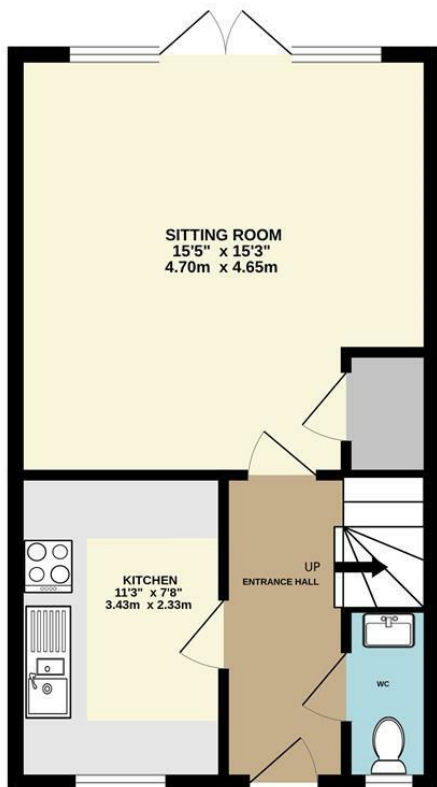
• Entrance Hallway with Cloakroom • Modern Fitted kitchen with integrated appliances • Spacious sitting room/dining room with French doors leading to an enclosed rear garden • Master bedroom with en-suite shower room • Second Double Bedroom • Third single bedroom • Bathroom with shower over the bath, gas central heating.



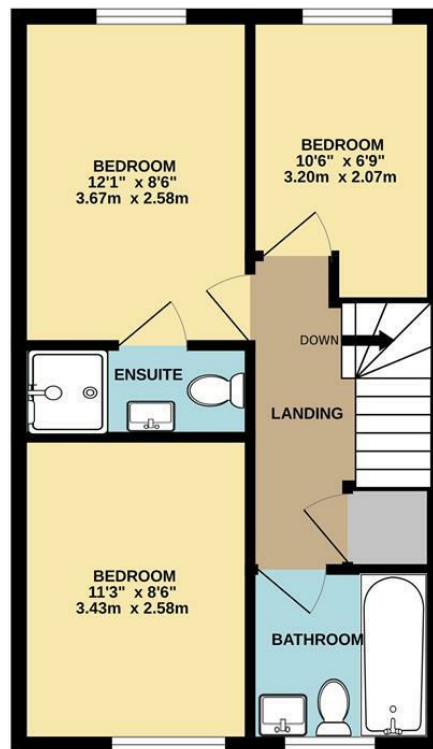
- Allocated parking to rear of property
- Historic Photos
- Gardens and garden shed EPC B, TAX BAND D



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.

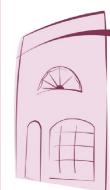
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		91
(81-91) B		
(69-80) C	79	
(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	

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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