



## 14 Meadow Bank , Farnham, GU9 7XN

A 2 double bedroom terrace house with front views over the water meadows situated in a tucked away location within a short walk of Farnham town centre. No onward chain.

**Price Guide £425,000**

# 14 Meadow Bank , Farnham, GU9 7XN



- Entrance hall and cloakroom
- Kitchen
- Enclosed rear garden with gate
- No onward chain
- Front views over the water meadows
- 2 double bedrooms with wardrobes
- 2 numbered parking spaces
- Sitting/dining room with sliding patio doors to rear garden
- Shower room
- Short walk to Farnham town centre

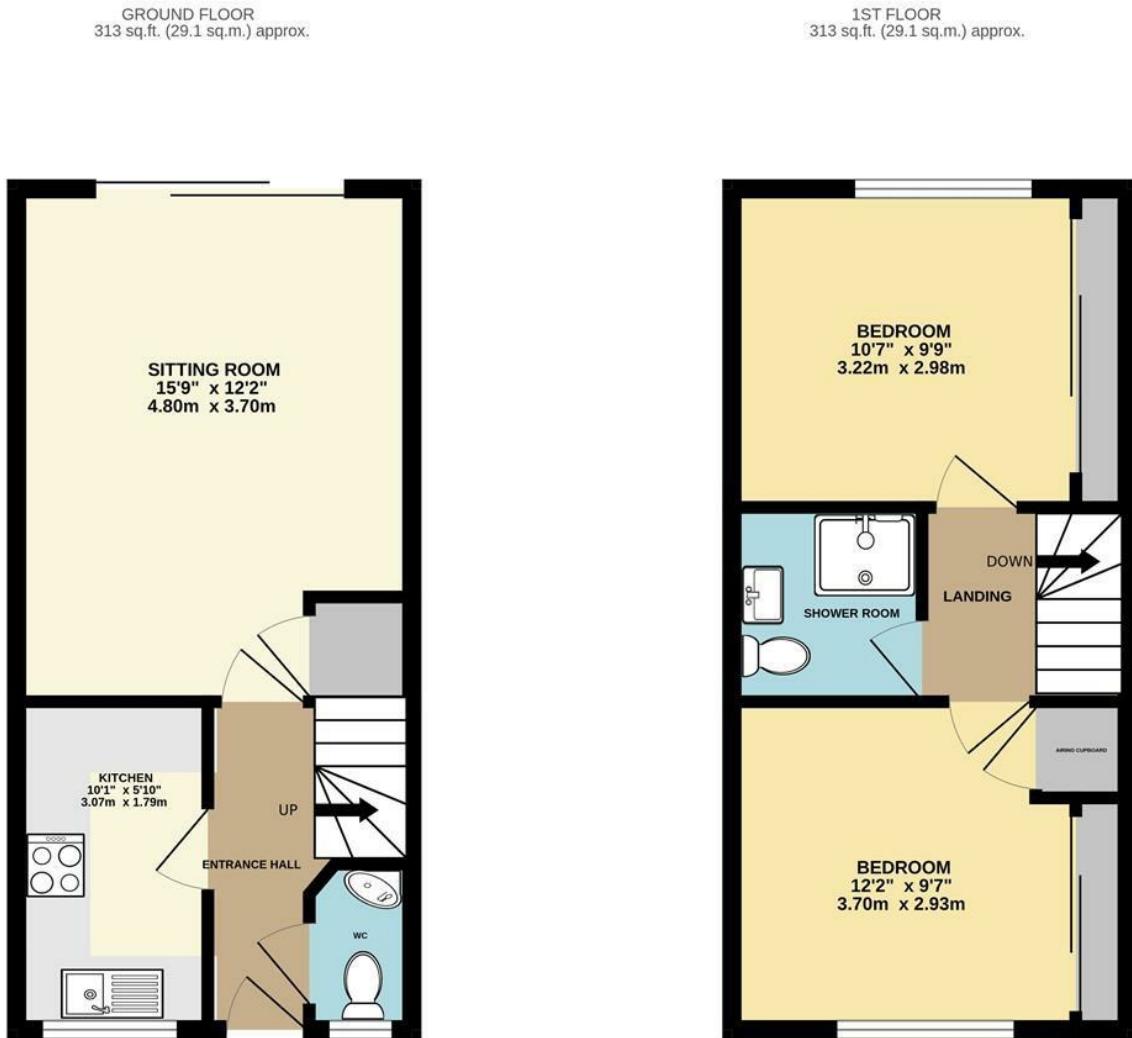


## Directions

Sat Nav GU9 7XN



## Floor Plan



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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 materials shown have not been tested and no guarantee as to their operation or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			88
(81-91) <b>B</b>			71
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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