



## 6 Timber Close, The Hart , Farnham, GU9 7HE

A charming and well presented 2 bedroom town centre cottage with a front and rear garden situated within walking distance of all the town's amenities. No onward chain.

**Price Guide £364,000**



# 6 Timber Close, The Hart , Farnham, GU9 7HE



- Character cottage
- Prime town centre location
- Kitchen with door to rear garden
- 2 bedrooms
- Front and rear courtyard garden
- 3 garden store rooms
- No onward chain
- Bathroom
- Stone's throw from the town's shops and restaurants

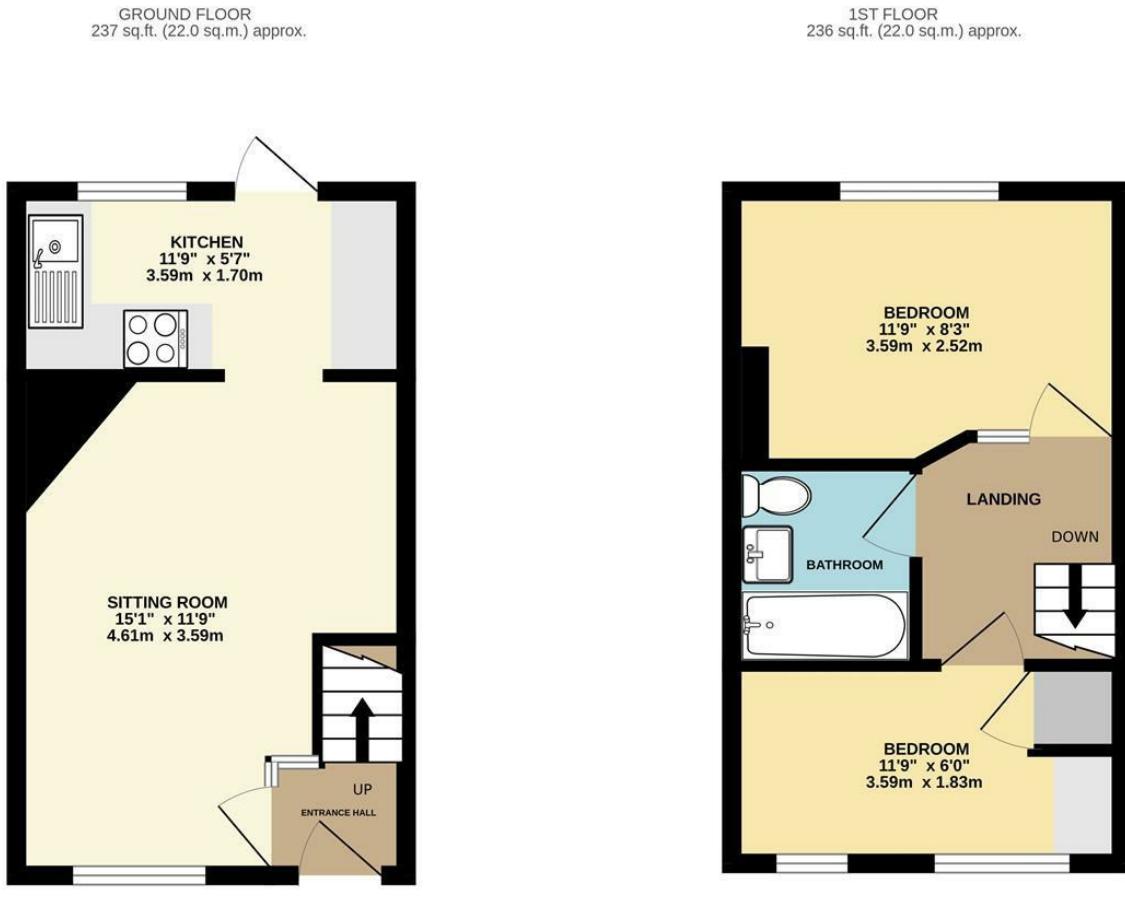


## Directions

SAT NAV GU9 7HE



## Floor Plan



TOTAL FLOOR AREA : 473 sq.ft. (43.9 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		88	
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	