



## 93 Badshot Lea Road

Badshot Lea, Farnham, GU9 9LP

A 3 bedroom semi detached character house with 2 reception rooms and a good sized rear garden situated in the heart of Badshot Lea village. The house has been in the same family for over 70 years and now offer an opportunity to update. No onward chain.

**Price Guide £310,000**

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- No onward chain
- Kitchen
- Rear garden with patio
- Character semi detached house
- Sitting room
- Ground floor shower room
- Close to local shops and schools
- Dining room
- 3 bedrooms
- In need of some modernisation



Directions

Sat Nav: GU9 9LP



Floor Plan



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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                    |  |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |           |
|---------------------------------------------|--|-------------------------|-----------|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                 | Potential |
| (92 plus) <b>A</b>                          |  |                         |           | (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           | (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           | (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           | (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           | (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           | (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           | (1-20) <b>G</b>                                                 |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales                                                 |  | EU Directive 2002/91/EC |           |