



**Trueman
Letting
Company**



**121 Burnt Hill Road
Farnham**

£1,700 PCM

A modern 2 bedroom, 2 bathroom semi detached property built by Charles Church (ex show house) conveniently located within walking distance of all local amenities, mainline station and highly regarded Infant School and within a short drive of Farnham Town Centre. EPC C. COUNCIL TAX E.



- Entrance hallway with cloakroom
- Stunning fitted kitchen with integrated appliances
- Lounge/dining room with door to rear gardens, storage cupboard
- Master Bedroom with built in wardrobe cupboards and en-suite shower room
- Second Double Bedroom with built in wardrobe cupboards

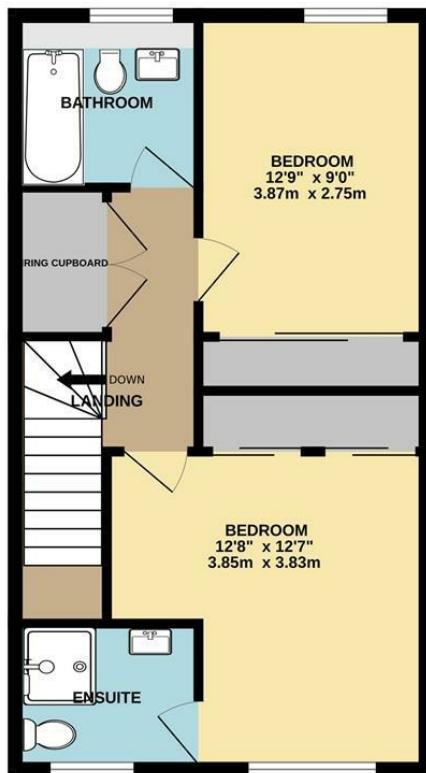
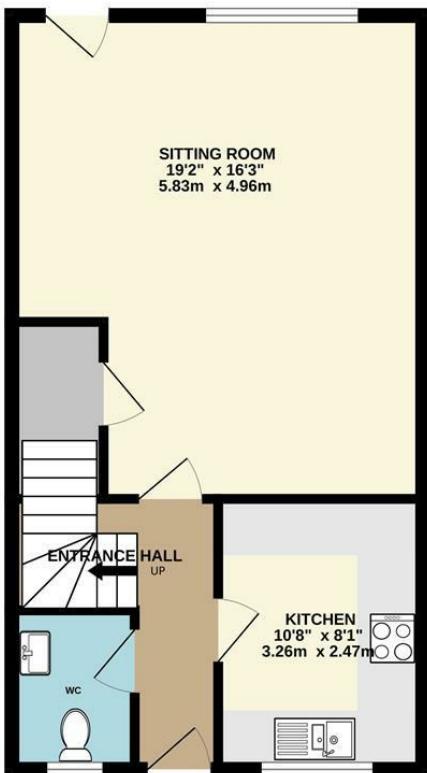


- Modern family bathroom with shower over the bath
- Driveway parking for a couple of cars.
- Enclosed rear gardens with side gate access
- Gas central heating
- PHOTOS ARE HISTORIC EPC C, COUNCIL TAX BAND E



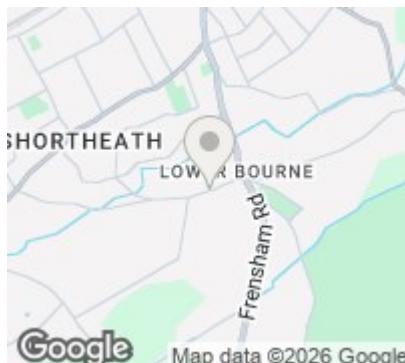
GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix <2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	80	
(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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