



The Street, Wrecclesham, Farnham, Surrey

This well-maintained and refurbished Grade II Victorian terrace house, located in a conservation area, offers convenience to all amenities. It features a private garden, parking, and some original features.

The front sitting room includes shelving, a cupboard, an understairs store cupboard, an open fireplace, a TV aerial point, and a sash window.

The double-aspect vaulted dining room has concealed ceiling lighting, a wall-mounted gas-fired boiler, a telephone point, and engineered wood flooring. It also has double-glazed doors leading to the garden.

The kitchen includes eye and ground-level units, worktops, a single-drain stainless steel sink unit, a gas hob, an electric oven, and spaces for a washing machine and fridge/freezer. It has a vinyl floor covering, a glazed door opening into the dining room, and a double-glazed door to the garden.

Bedroom one is a front-aspect, double-sized room with a sash window. Bedroom two is a single bedroom that can also be used as a study. The bathroom features a white, part-tiled and panelled bath with a shower attachment, a wash hand basin with a cupboard underneath, a WC, an extractor fan, timber floorboards, and a single-pane window.

Outside, there is a rear parking space and visitor parking, a gate to the rear garden, a lawn, a paved patio, a store, fencing, flower beds, and an oval bulkhead light outside the kitchen door.

Freehold
Council tax band C

- Two Bedroom Cottage
- Front Aspect Sitting Room
- Dining/Family Room
- Extended
- First Floor Bathroom
- Garden
- Parking
- Convenient For A31
- No Onward Chain



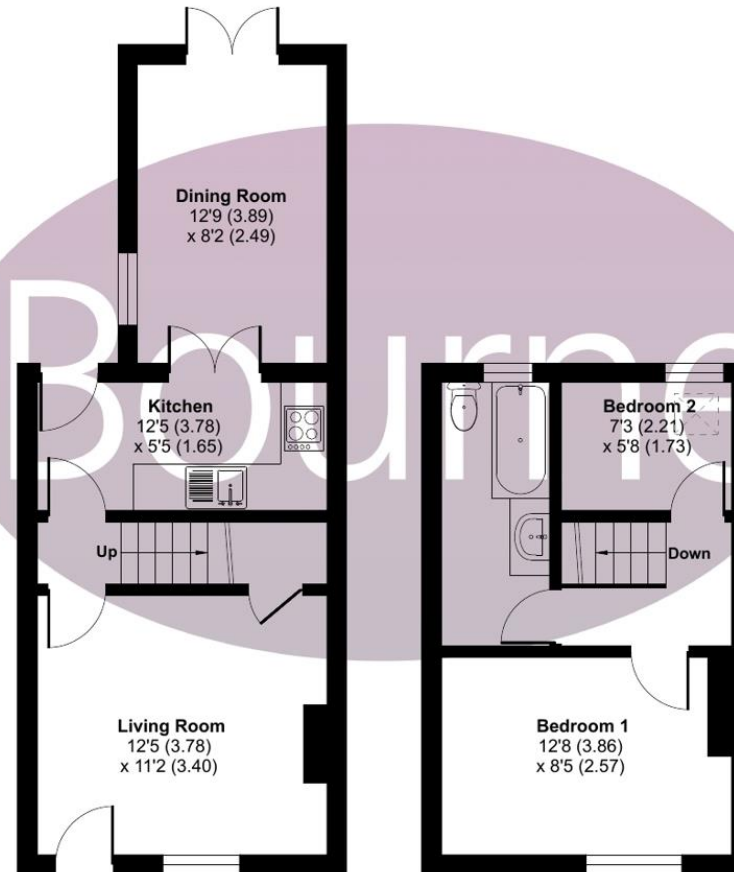
Floorplan



The Street, Wrecclesham, Farnham, GU10

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1149408

Location

The property is situated most conveniently, being within a short distance of local amenities including a village store, public houses, church, school and recreation ground. There is an excellent choice of state and private schools, including the highly regarded Weydon Secondary School. The Georgian town centre of Farnham offers a comprehensive range of shopping, recreational and cultural pursuits



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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