



FOR SALE
Bourne
01252 723383
www.bourneestatesagents.com

Talbot Road, Farnham, Surrey

The property is light and spacious and benefits from well-proportioned accommodation.

Downstairs, a dual aspect living room with brand new carpets leads from front to back. A modern kitchen offers large units and good space for oven, fridge/freezer and other kitchen appliances. The kitchen leads through to the utility room with access to the garden beyond.

Upstairs is the master bedroom with built in cupboards, plus a further bedroom and the newly tiled family bathroom, with new WC and hand wash basin, and bath with shower overhead.

The property also boasts newly fitted guttering front and back. On street parking is provided to the front, whilst at the rear is a fantastic sized garden laid mainly to lawn. The property is also offered with no onward chain.

Freehold
Council tax band C

- Semi-Detached House
- Large Garden
- Two Double Bedrooms
- Newly Fitted Bathroom
- Recently Refurbished Throughout
- Ideal First Time Purchase or Investment
- Walking Distance of 'Outstanding Schools'
- No Onward Chain

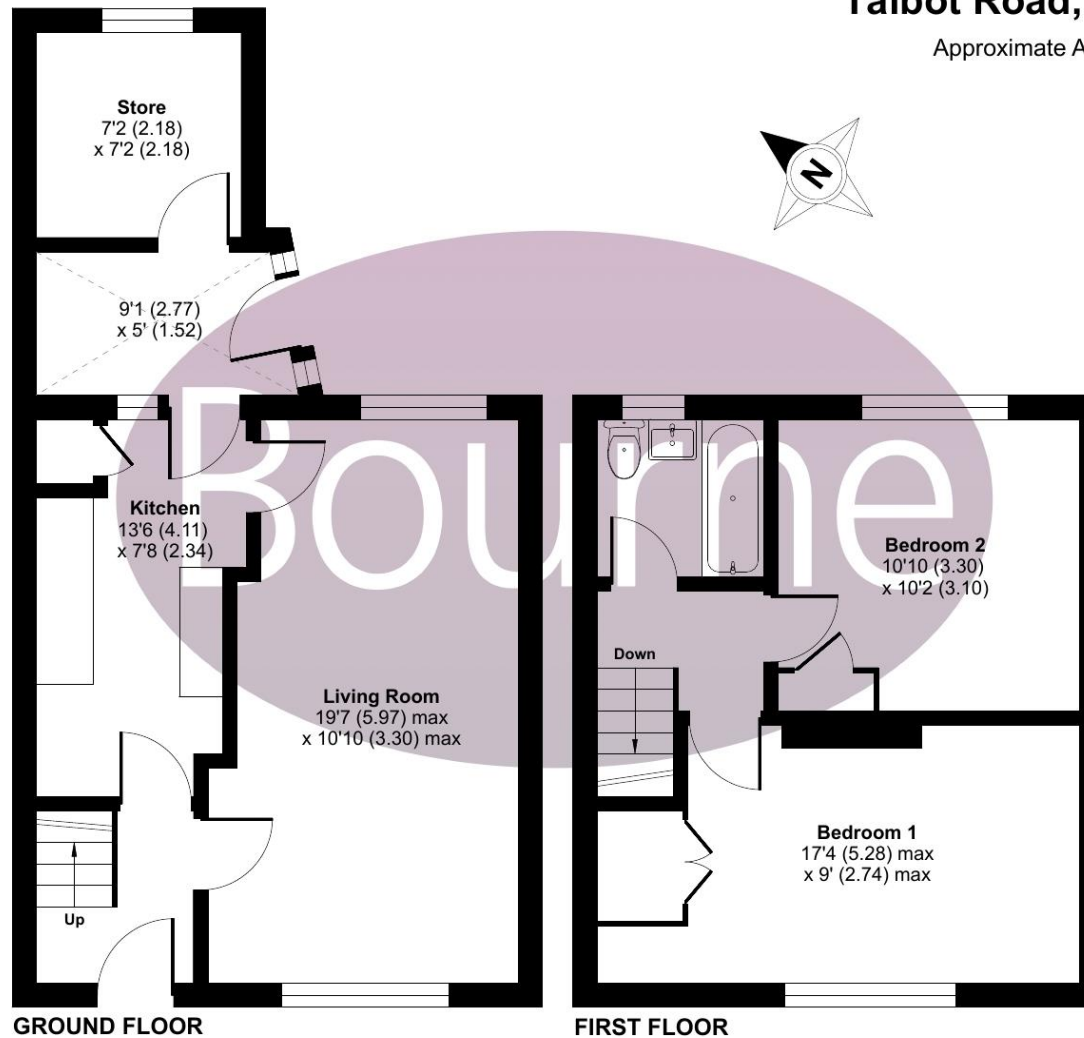


Floorplan

Talbot Road, Farnham, GU9

Approximate Area = 768 sq ft / 71.3 sq m

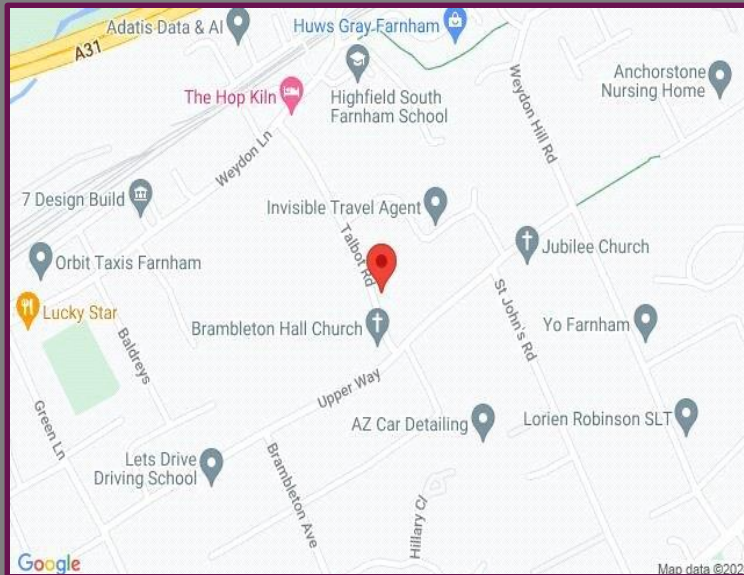
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1152591

Location

This property is located in South Farnham within easy reach of good local schools, amenities and Farnham mainline station which is within a mile.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(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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