

Bourne

ESTATE AGENTS



91 Upper Hale Road, Farnham, Surrey, GU9 0JG

£1,350 per month

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A beautifully presented two double bedroom terrace cottage with allocated parking.

To the ground floor the front door leads into the light and airy living room which has a beautiful working open fire with bespoke fitted storage cupboards on either side of the chimney.

The living room has solid wood flooring which then leads through to one of the outstanding features to this fabulous cottage which is the cottage style kitchen.

The kitchen has fully integrated appliances with a four-ring gas hob and integral oven. From here there is an inner lobby with door to the garden and door into the modern downstairs three-piece shower room.

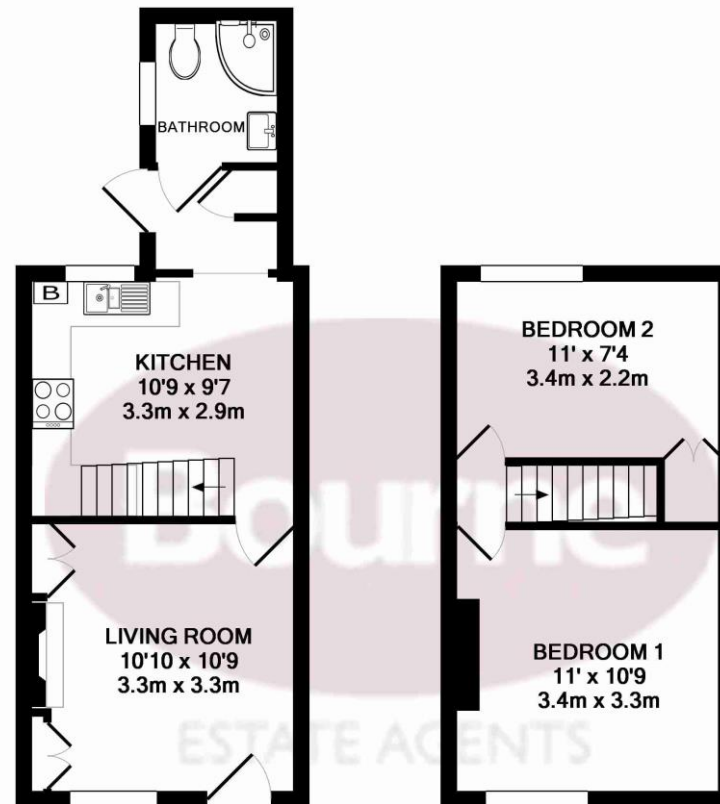
On the first floor there are two double bedrooms with bedroom two having a built-in airing cupboard and access to the loft.

Outside the private south facing garden is mainly laid to lawn with flower and shrub borders. The garden is enclosed by panel fencing and there is a garden shed and rear gate access leading out to where there is allocated parking for the property.

- Charming Character Cottage
- Two Double Bedrooms
- Kitchen With Integrated Appliances
- Contemporary Shower room
- Double Glazed Windows
- Gas Central Heating
- Allocated Parking



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 271 SQ.FT.
(25.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 213 SQ.FT.
(19.8 SQ.M.)

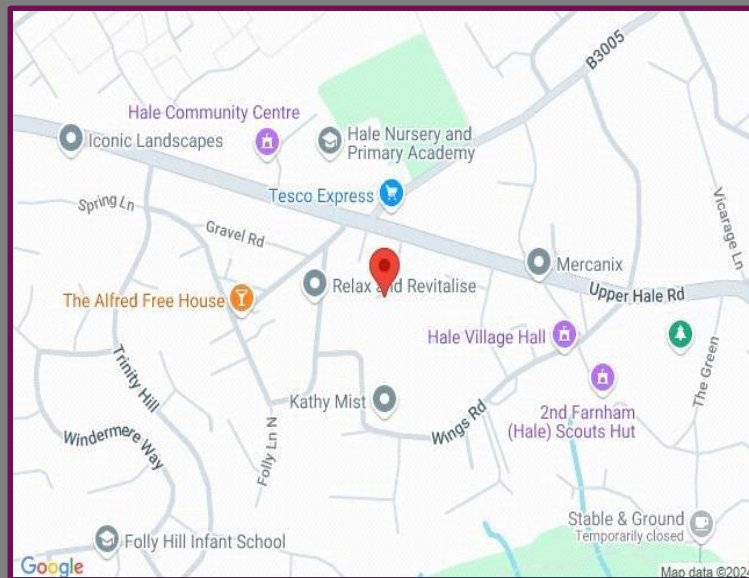
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location

The property is located on Upper Hale Road, close to local shops & bus routes, Farnham park is within easy reach & Farnham station is just over 1.5 miles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(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.