

59 White Cottage Close, Farnham, Surrey. GU9 0NL.



£350,000 Freehold



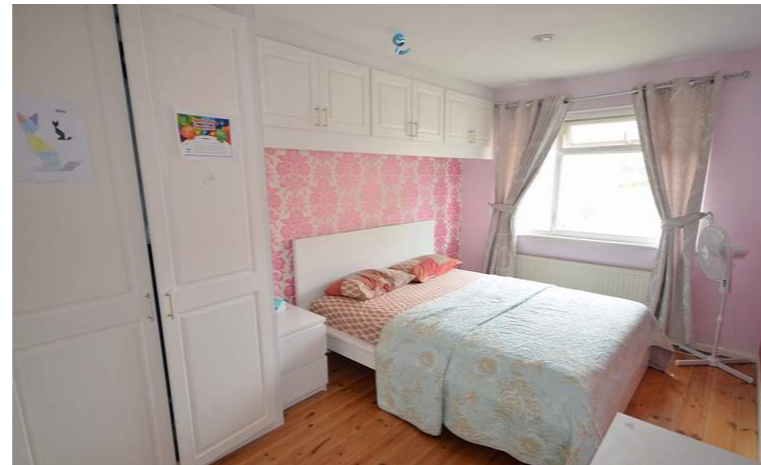
A three bedroom end terrace property conveniently situated within easy reach of Farnham town centre and mainline railway station, together with well regarded schools, A30, A3, M3 and the M25.

The accommodation comprises of three bedrooms, the doubles having wardrobes, and bathroom/shower room. On the ground floor is a lounge and open plan kitchen/dining room, cloakroom and conservatory. Outside is an enclosed rear garden and a garage to the rear.

The property benefits from having sealed unit double glazed windows, gas fired central heating by radiators and solar panels creating economical electricity supply. The property would ideally suit a young family or investment purchaser as there is a tenant in residence at the present time. No onward chain. EPC: C

Registered Office: 13 Claremont Avenue,
Camberley, Surrey GU15 2DR
Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
info@luffandwilkin.co.uk
tel: 01252 838899 fax: 01252 838858
1 Guildford Road, Camberley, Surrey, GU16 6NL



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		71	82
EU Directive 2002/91/EC			

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

Entrance Lobby

Leading to:

Cloakroom

White suite comprising of a low flush wc, wash hand basin.

Lounge

15' 9" x 15' 4" (4.80m x 4.67m) Two radiators, under stairs cupboard, further radiator, exposed brick ornamental fireplace, sealed unit double glazed window to the front. Access through to:

Open Plan Kitchen/Dining Room

15' 4" x 11' 10" (4.67m x 3.61m) 1½ bowl single drainer sink unit, adjoining laminated working surfaces, range of high and low level units in white, island breakfast bar, double radiator, space and plumbing for washing machine, cupboard under stairs, part tiled walls, sealed unit double glazed window to the rear and double glazed casement doors leading to the rear garden. Glazed door to one side leading to:

Conservatory

19' 10" x 5' 1" (6.05m x 1.55m) Wall mounted Vaillant gas fired boiler for the central heating and domestic hot water. Ceramic tiled floor, double radiator, sealed unit double glazed frosted windows and doors to the rear garden.

First Floor

Galleried Landing

With access to loft. Airing cupboard housing the lagged copper tank.

Bathroom/Shower Room

White suite comprising panelled bath with mixer taps and hand shower attachment. Low level wc, pedestal wash basin, tiled shower cubicle with regulated shower unit, sealed unit double glazed frosted window to the rear.

Bedroom 1

13' 4" x 9' 0" (4.06m x 2.74m) Radiator, range of fitted wardrobes and overhead cupboards, sealed unit double glazed window to the front, exposed floor boards.

Bedroom 2

10' 2" x 9' 0" (3.10m x 2.74m) Radiator. Double built-in wardrobe with sliding doors, sealed unit double glazed window to the rear.

Bedroom 3

12' 2" x 6' 1" (3.71m x 1.85m) Radiator. Exposed floor boards, sealed unit double glazed window to the front.

Outside

Rear Garden

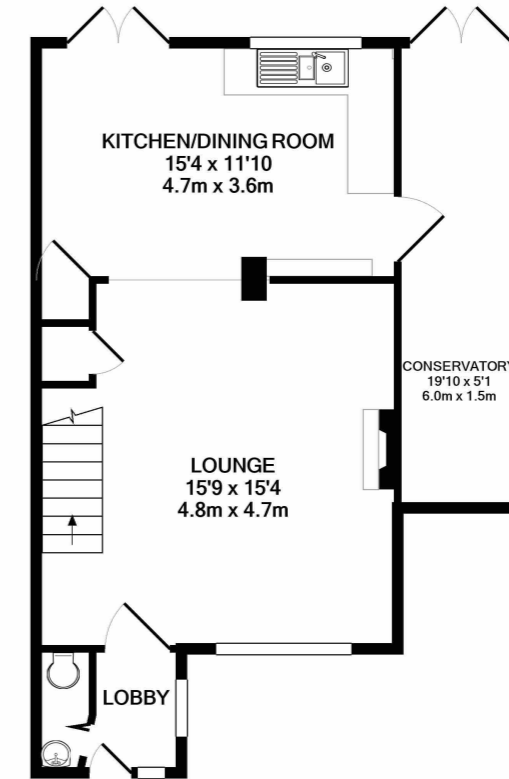
Rear garden with paved patio and outside water tap, beyond which is an area of lawn with raised border. Gated rear access leading to:

Garage

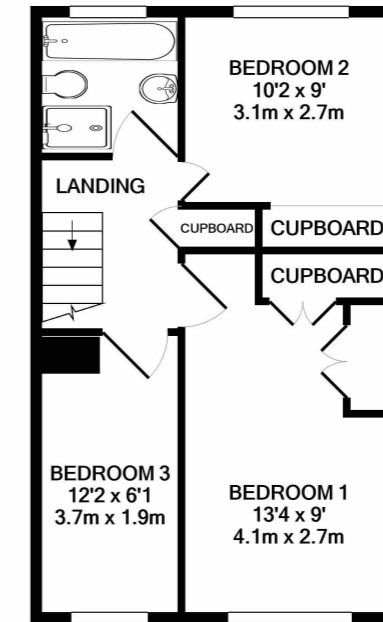
Up and over door.

Front Garden

Front garden is mainly laid to lawn with flowers and shrubs.



GROUND FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.5 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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