



2 Ferns Mead, Farnham, Surrey. GU9 7XP.

Guide Price £465,000

- End mews house
- Shower Room
- Kitchen overlooking rear garden
- Gas fired heating and double glazed windows
- Requires further updating
- 3 Bedrooms
- 2 Reception rooms
- Driveway and garage
- No onward chain
- Viewing advised

Description

A distinctive 3 bedroom end of terrace home, situated on a much sought after development within walking distance of Farnham's elegant Georgian town centre and mainline station, which offers a fast regular service through to Waterloo. The accommodation includes an entrance hall, cloakroom/w.c., lounge, dining room, kitchen, three bedrooms and a refitted shower room. Further benefits include gas fired central heating, double glazed windows, an enclosed, rear garden, garage and allocated parking.

Material Information - There is a yearly maintenance charge of approximately £140 per annum for the upkeep of the communal areas of the development. Gas fired central heating via radiators. Good mobile signal likely outside with all providers and ultrafast broadband available. Management of the Estate run by Waterside Mews (Farnham) Management Ltd, loft part boarded with light. Our Client has informed us that the garage is leasehold with a balance of a 999 year lease and no ground rent. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitor for verification

Directions

SAT NAV - GU9 7XP

Tenure

FREEHOLD

Local Authority

Waverley

Band E

FLOORPLAN
TO
FOLLOW

keatsfearn

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.