



5 Stream Valley Road, Lower Bourne, Farnham, Surrey. GU10 3LT.
Guide Price £500,000

- Semi detached bungalow
- Lounge/diner overlooking rear garden
- Single garage and driveway
- Potential for loft conversion subject to pp
- Quiet Cul de Sac
- 2 Double bedrooms
- Kitchen and bathroom need updating
- Stunning plot of circa 0.14 acres
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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

Description

A superb opportunity to acquire a semi-detached bungalow that is set on a quiet, no-through road close to local amenities, requiring updating. Located within a secluded plot of circa 0.14 acres, the property offers a lounge/diner, kitchen, two double bedrooms, bathroom, single garage and a driveway. The garden is the main feature of the property and is mainly laid to lawn with tiered levels and a patio area whilst to the front there is off road parking for 2 vehicles.

Material Information - All mains services and water metered. Gas fired boiler located in kitchen. Further plot of land opposite the front included in the title SY267419. Built approx. 57 years ago. Loft hatch with ladder but no light and not boarded.

Directions

SAT NAV - GU10 3LT

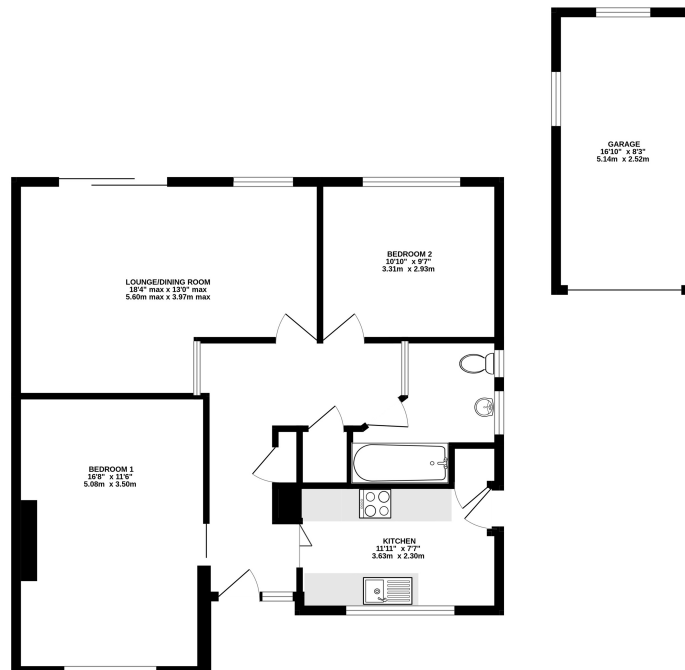
Tenure

FREEHOLD

Local Authority

928 sq.ft. (86.2 sq.m.) approx.

Waverley
Band E



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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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.