



5 Ullswater Close, Farnham, Surrey. GU9 0RY.
£525,000



Description

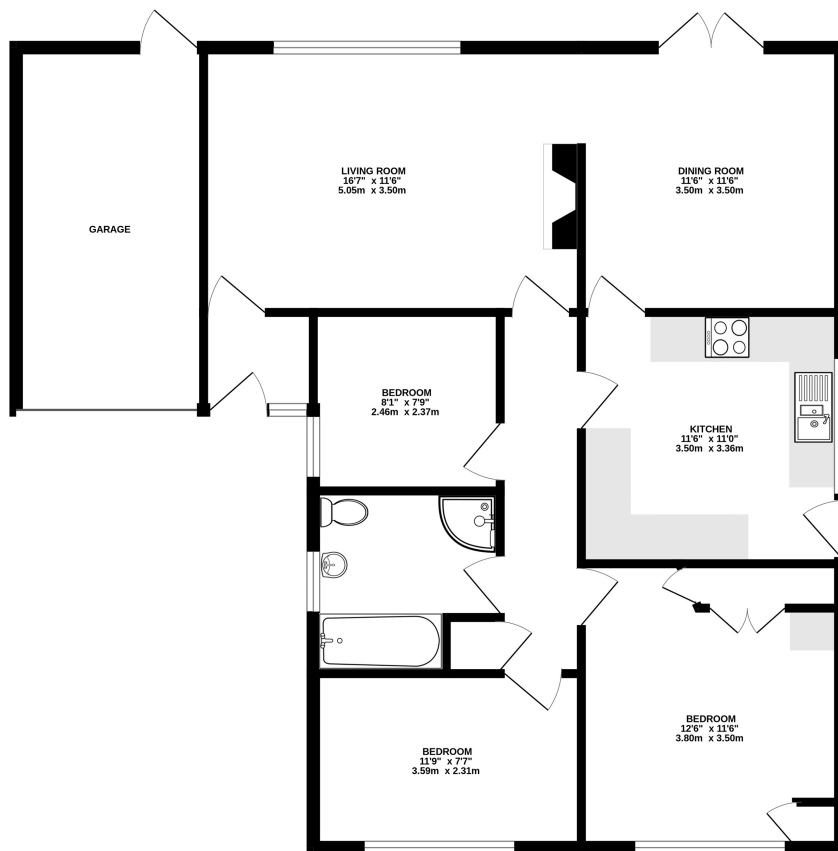
A spacious and well presented detached bungalow, situated at the end of a small cul de sac. The property is ideally located, with shops and schools nearby, Farnham Park is within a short walk and the town centre is only 1.5 miles away. The accommodation includes an entrance hall, living room overlooking the rear garden, dining room with doors to the rear garden, a comprehensively fitted kitchen, three bedrooms and a re-fitted bathroom with bath and separate shower cubicle. The secluded rear garden enjoys a sunny aspect and is mainly laid to lawn, with flowers, shrubs and fruit trees, a paved patio and side access. A block paved driveway provides off road parking, in addition to a single garage. The property is offered for sale with the benefit of no onward chain and viewings are highly advised. Ultrafast broadband is available in the area and mobile phone signal is likely/limited depending on your provider. Buyers should conduct their own onsite checks. The bungalow benefits from gas central heating, double glazing, all mains services and the water supply is metered. Viewings are highly recommended to fully appreciate all that this charming bungalow has to offer.

Local Authority

Waverley
Band E



1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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Disclaimer: 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.

