



2 The Buntings, Weydon Lane, Farnham, Surrey. GU9 8UT.

OIEO £195,000

- First Floor One Bedroom Maisonette
- Spacious, Light & Airy Lounge/Diner
- Bathroom with Bath & Shower Options
- Private Rear Garden with Gravel Seating Area
- Potential rental income £1,250 pcm
- Fully Modernised Throughout
- Contemporary Kitchen with Integrated Appliances
- Main Bedroom with Work/Desk Recess
- Front Parking & Secure Storage Cupboard
- Viewing Strongly Advised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(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 first-floor one-bedroom maisonette, ideal for first-time buyers or downsizers. Fully modernised, it features a bright lounge/diner, contemporary kitchen with integrated oven and induction hob, bedroom with workspace recess, and bathroom with bath and shower. Externally: secure rear garden with gravel seating area, front dedicated parking, and storage cupboard. Thoughtfully laid out with modern finishes and private outdoor space, this property is ready to move into and offers an exceptional opportunity.

Directions

SAT NAV - GU9 8UT

Tenure

Leasehold - Circa 85 yrs left on lease. Ground rent is nil and service charge is nil. 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 solicitors for verification.

Local Authority

Waverley
Band B



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.
Made with Metropac 03/22

For clarification we wish to inform prospective purchasers/tenants 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.