



24 Juniper Close, Wrecclesham, Farnham, Surrey. GU10 4BY.
41% Share £184,500

- Two-bedroom semi-detached house
- Price for share: £184,500 (based on £450,000 full value)
- Fitted kitchen
- Private rear garden
- No chain
- Shared Ownership – 41% share available
- Minimum 5% deposit required
- Bright living room
- Ground floor WC
- Allocated tandem parking

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 96 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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 bright and well-presented two-bedroom semi-detached home available through Shared Ownership in Farnham. The ground floor includes an entrance hall with useful under-stairs storage, a fitted kitchen, living room, and a separate WC. Upstairs there are two well-proportioned bedrooms, a family bathroom, and additional storage on the landing. The property is well suited to first-time buyers, couples or small families. Outside, the property benefits from a private rear garden and a tandem driveway providing convenient off-street parking.

Available for £184,500 for a 41% share (based on a full market value of £450,000). Monthly Costs: Rent: £604.74 Service Charge: £93.48 Total: £698.22 per month (plus mortgage on the 41% share) Rent is reviewed annually each April. Service charge billing frequency may vary but is shown here as a monthly equivalent.

Situated within a modern residential development, the property is conveniently located for everyday amenities and Farnham town centre, just 2.6 miles (around 8 minutes' drive) away. A bus stop is approximately 4 minutes' walk, and Farnham station offers direct South Western Railway services to London. Local supermarkets are within a 3-5 minute drive, and several schools can be reached within around 12 minutes, making this a practical location for commuters and families alike.

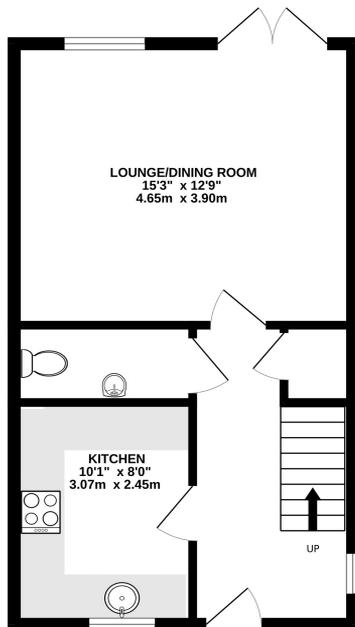
Directions

SAT NAV - GU10 4BY

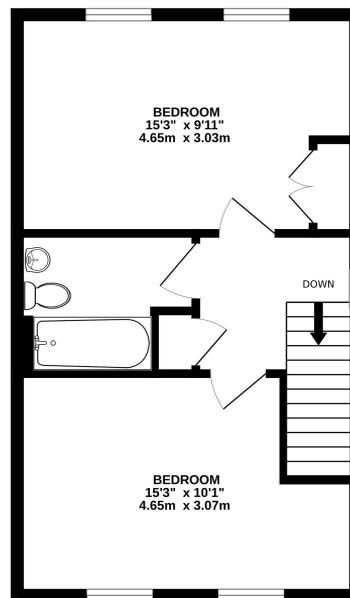
Local Authority

Waverley
Band D

GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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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.