



2 Crown Cottages, Pine View Close, Badshot Lea, Farnham, Surrey. GU9 9JT

Guide Price £245,000

- Stylishly refurbished cottage
- Modern fitted kitchen
- Double glazed windows
- Private patio garden
- Vacant with potential
- One double bedroom
- Contemporary bathroom suite
- Gas central heating
- Sought-after Badshot Lea
- Private parking to rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		66
(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 beautifully refurbished one-bedroom cottage offering a blend of character and modern comfort, set in the sought-after village of Badshot Lea. The property features a stylish modern kitchen, a bright first-floor bathroom, and double-glazed windows throughout. Gas-fired central heating ensures warmth and efficiency. Outside, there is a private paved patio garden, perfect for relaxing or entertaining, along with allocated parking space for convenience. The cottage is offered with vacant possession and presents an excellent opportunity for both owner-occupiers and investors alike. Estimated rental income of approximately £1,295 per calendar month. Early viewing highly recommended.

Directions

SAT NAV - GU9 9JT

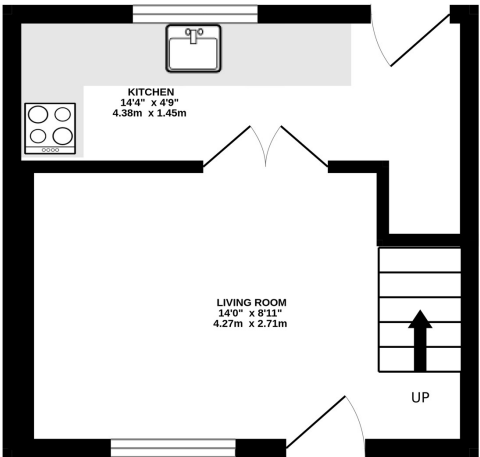
Tenure

FREEHOLD

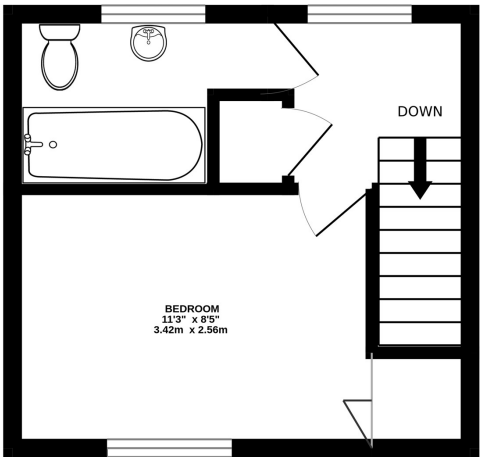
Local Authority

Waverley
Band C

GROUND FLOOR
192 sq.ft. (17.8 sq.m.) approx.



1ST FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 390 sq.ft. (36.3 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 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.