



16 Bear Lane, Farnham, Surrey. GU9 7LF.  
Offers Over £300,000

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## Description

This period cottage is set in the very heart of the town centre, close to Farnham Park and within easy walking distance of all local amenities including the station, which offers a fast regular service to Waterloo. It has been sympathetically restored and modernised by the current owner and now offers an enviable opportunity to acquire a delightful character cottage, which is listed as a building of local architectural and historic interest. The well maintained accommodation benefits from gas fired central heating and double glazed casement windows to the front. Immediately adjacent to the rear of the property there is a very small decked area and shingle area which is fully enclosed and is shared with one other cottage.



Resident permits cost £84 for the first permit issued to a household, £104 for the second permit issued to the same household and £134 for a third and subsequent permits. Material Information - Good mobile coverage likely with all networks, Ultrafast broadband available, Gas fired combination boiler, double glazed windows but no Fensa Certificate available.

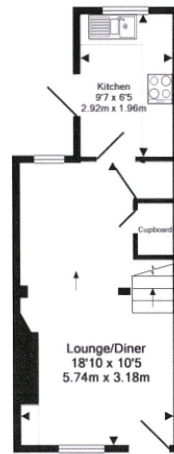
## Directions

From the town centre, proceed through The Borough and turn left at the traffic lights and immediately left into Bear Lane where the private lane that leads to number 16 will be found immediately on the right hand side just after the car park.

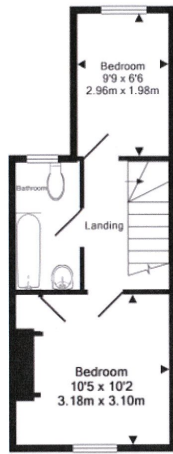


## Local Authority

Waverley  
Band D



Ground Floor  
Approx. Floor  
Area 251 Sq. Ft.  
(23.3 Sq. M.)



1st Floor  
Approx. Floor  
Area 259 Sq. Ft.  
(24.1 Sq. M.)

Total Approx. Floor Area 511 Sq. Ft. (47.4 Sq. M.)



KeysAGENT 123 floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeysAGENT please visit [www.keysagent.co.uk](http://www.keysagent.co.uk) Tel: 0844 475 4155. Made with Mapbox ©2012

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