



16 Gorselands, Farnham, Surrey. GU9 0NB.
Guide Price £200,000

- Own private garden
- Spacious accommodation
- Well presented throughout
- Resident and visitor parking
- Re-fitted kitchen
- Re-fitted bathroom
- Double aspect lounge/diner
- Generous double bedroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(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 spacious and very well presented first floor maisonette with the added benefit of a private garden. Your own front door and stairs lead to a large landing with doors to all rooms. The generous, double aspect living/dining room is open plan to an attractively refitted kitchen with built in oven and hob and space for further appliances. The bedroom is a sizeable double room, and the bathroom has been refitted with a contemporary suite and tiling. There is plenty of storage and loft access. The garden is mainly laid to lawn with a storage shed and offers a space to hang out your washing or access the shed. Ample parking is available for residents and visitors. The property is located close to Caesars Camp, part of the 2000 acres making up Bourley and Long Valley. Ideal for dog walkers, cyclists and runners, or those just wanting to stretch their legs and admire the views. Rowhill Nature Reserve and Farnham's historic 320 acre deer park should also be explored and both are within walking distance. Local shops can be found nearby and the elegant Georgian town centre is less that 2.5 miles away.

Directions

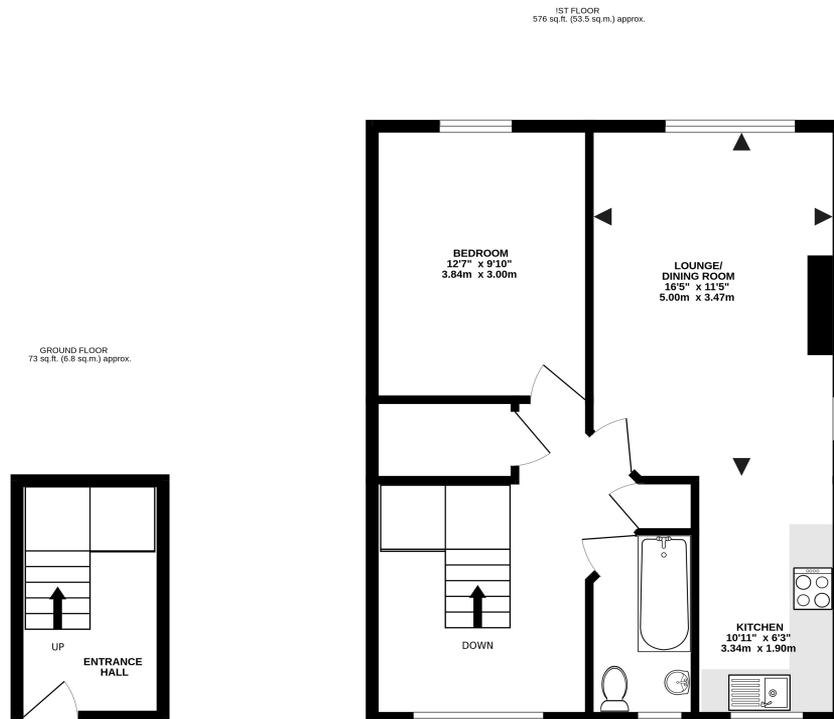
Sat Nav Ref: GU9 0NB

Tenure

Leasehold - The property is leasehold with 106 years remaining. The ground rent is £44.30 per annum and the building insurance is £174.44 per annum. 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 C



TOTAL FLOOR AREA: 648 sq.ft. (60.2 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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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.