



36 Abbey Street, Farnham, Surrey. GU9 7RL.

Guide Price £500,000

- Town centre cottage
- Backs onto Gostrey Meadow
- Off road parking
- Needs extensive renovation
- Two bedrooms
- Two reception rooms
- First floor bathroom
- Kitchen

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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 rare opportunity to purchase a character town centre cottage with off road parking and views over Gostrey Meadow. The house is in need of considerable renovation and offers the potential to extend, subject to the usual consents. The current accommodation includes a sitting room, separate dining room, kitchen, two bedrooms and a family bathroom. There is a private garden to the rear of the house which backs onto Gostrey Meadow. The potential and setting of this home make it very desirable and viewings are highly recommended.

The property benefits from all mains services, the water supply is not metered. Gas central heating is provided by a boiler that was installed in 2023. Ultrafast broadband is available in the area and mobile signal is likely on all networks, buyers should conduct their own onsite checks.

## Directions

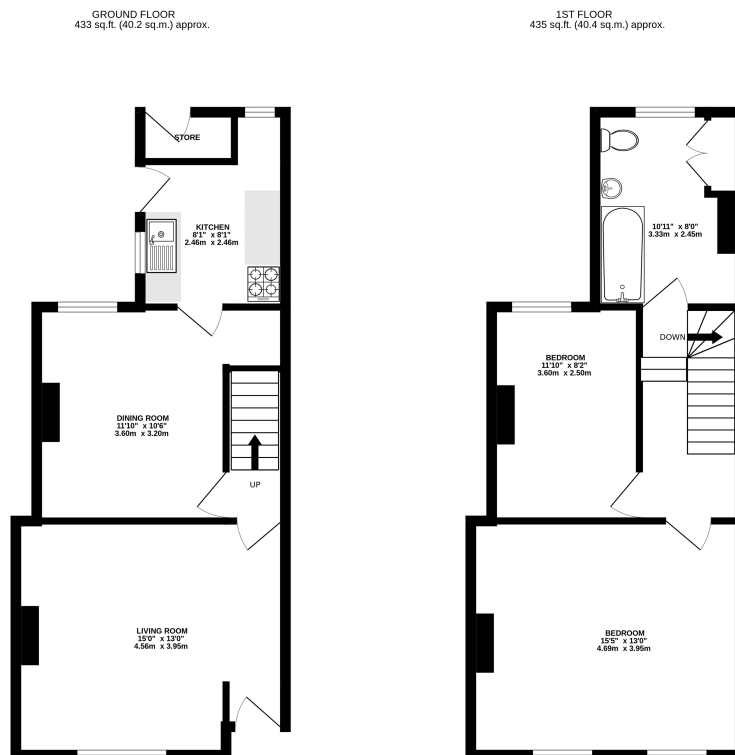
Turn into Abbey Street and the property will be found after a short distance on your left hand side.

## Tenure

Freehold

## Local Authority

Waverley  
Band D



TOTAL FLOOR AREA: 868 sq.ft. (80.7 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.