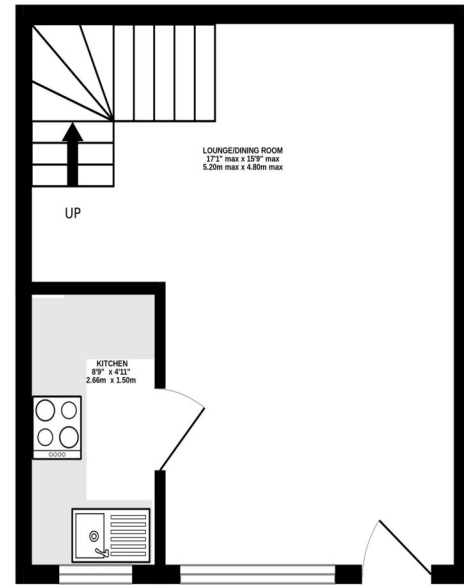
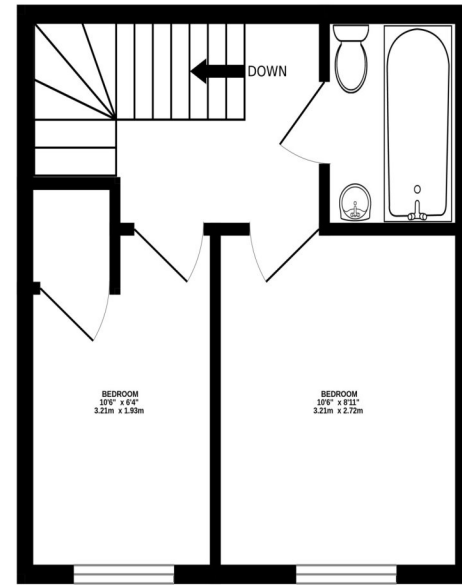


GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 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.
Made with Metronom 2/2014



Moore Close, Farnham, Surrey, GU10

Guide Price £1,250 per month

This 2-bedroom terraced house is unfurnished and boasts a comfortable, modern interior. Enjoy communal gardens and off-street parking. Ideal for a single person, couple or small family. Don't miss out on this opportunity! EPC C

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ACCOMMODATION

- Two Bedrooms
- Unfurnished
- Kitchen area with fitted units and large appliances
- Communal Residents Parking
- Cul de sac setting
- Good access to road and rail links

DESCRIPTION

This 2-bedroom terraced house is to let unfurnished and boasts a comfortable, modern interior. Enjoy communal gardens and off-street parking. Ideal for a single person, couple or small family.

The well-maintained interior features a living room with laminate wood floors and a kitchen to the ground floor. Appliances include fridge/freezer, washing machine, oven and hob.

To the first floor there is a bathroom with shower over the bath, a double bedroom and a second bedroom that would be ideal for guests, a child or use as a home office. Both bedrooms also have laminate wood floors and the walls have been repainted in neutral shades.

OUTSIDE

There is a small paved area immediately in front of the property which a bench could be put on to utilise as outdoor space. Parking is available off street and the resident of the property usually uses the space immediately in front of the property. There is also a useful shed.



LOCATION

The property is situated in a peaceful location, while still being within easy reach of local amenities and transport links. Larger town retail, food and leisure options are available in Guildford, Farnborough and Aldershot, however there are local conveniences in Tongham itself. Leisure facilities can be found close by at Ash Manor Sports Centre or at the Tennis Club. Or at the Aldershot Pools and Fitness centre or the choice of parks or the nature reserve. Nearby schools include Ash Manor and Walsh Infant and Junior Schools. Transport links are excellent with Moore Close being positioned within easy access to the A31 towards Guildford (A3), or the A331 towards Camberley (M3) both of which offer choice of London or coast. Ash station is an approximately 20-minute walk or a short bus ride.

SERVICES

All mains services connected.
Gas Central Heating

LOCAL AUTHORITY

Guildford Borough Council. Council Tax Band C

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	71	
(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	