

Approximate Floor Area = 82.4 sq m / 887 sq ft
(Excluding Garage)



The Mulberries, Farnham GU9

Guide Price £1,650 per month

A well-presented and neutrally decorated three bedroom house with family bathroom, ensuite shower room, garage and garden. Available from 7th October 2023. EPC C

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LOCATION

The property is situated between Farnham and Badshot Lea, to the east of Farnham with a variety of good local amenities including a village school, church and recreation ground with tennis courts. Farnham is a historic former market town lying on the Surrey/ Hampshire border, widely recognised for its attractive architecture. The town offers extensive cultural and shopping facilities. Within the town is a train station providing direct access to London Waterloo in approximately the hour. The town also lies on the A31 connecting Guildford and the A3 to the east and Winchester to the west. The A331, (Blackwater Valley link road) provides dual-carriageway access to the M3 in the north.

The property is conveniently located to access many of the area's highly regarded government and private schools including William Cobbett, Barfield and Frensham Heights. There are also outdoor pursuits at Alice Holt Forestry Commission and Frensham Ponds including walking, riding, sailing and biking.

SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

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.

ACCOMMODATION

3 BEDROOMS ENTRANCE HALL KITCHEN CLOAKROOM LIVING ROOM ENSUITE SHOWER ROOM BATHROOM GARAGE GARDEN

DESCRIPTION

A well-presented and neutrally decorated three-bedroom house with family bathroom, ensuite shower room, garage and garden.

The property is entered into a hallway with WC and useful under stairs cupboard. The wood floors of the hallway continue through the kitchen and living room. A modern fitted kitchen has a range of white high gloss base and wall units. Appliances include a washing machine, electric oven, gas hob and fridge freezer. The living room is light and spacious with French doors leading to the garden.

The first floor features a master bedroom with aspect over the garden, fitted wardrobes and ensuite shower room. There is a further double bedroom to the front of the property and a single bedroom that would make an ideal bedroom or home office.

OUTSIDE

The house has a neat front garden, driveway parking and garage. To the rear is a well enclosed garden with patio, lawn and back gate.

Council Tax Band C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 75 | |
| (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 | |