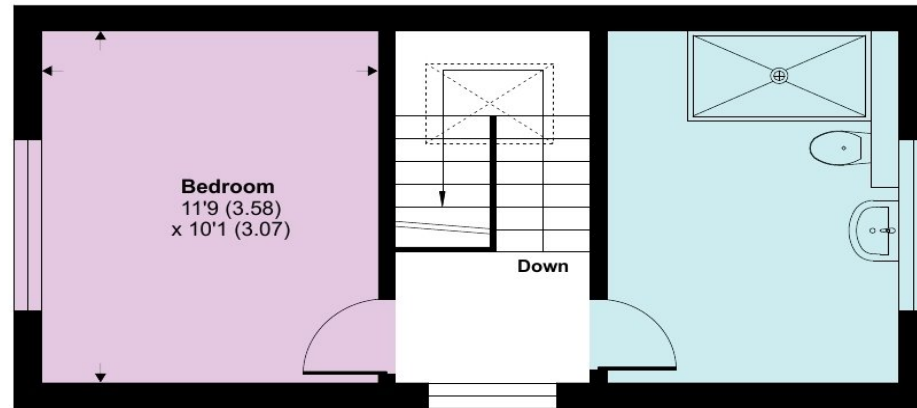


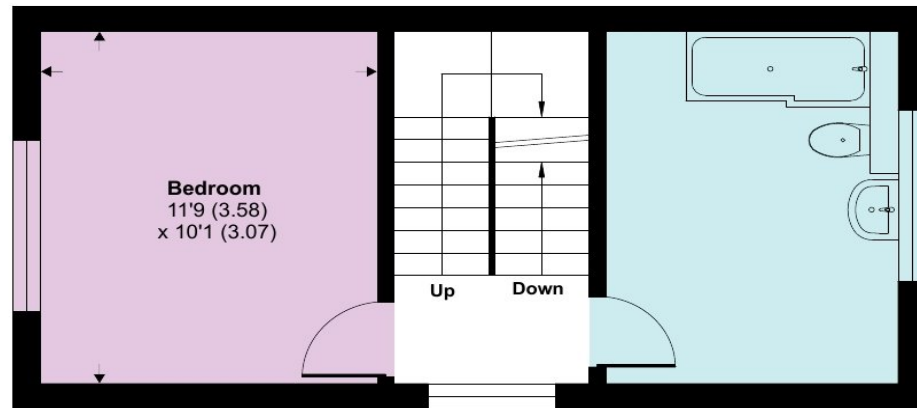
Dollis Drive, Farnham, GU9

Approximate Area = 1004 sq ft / 93.2 sq m

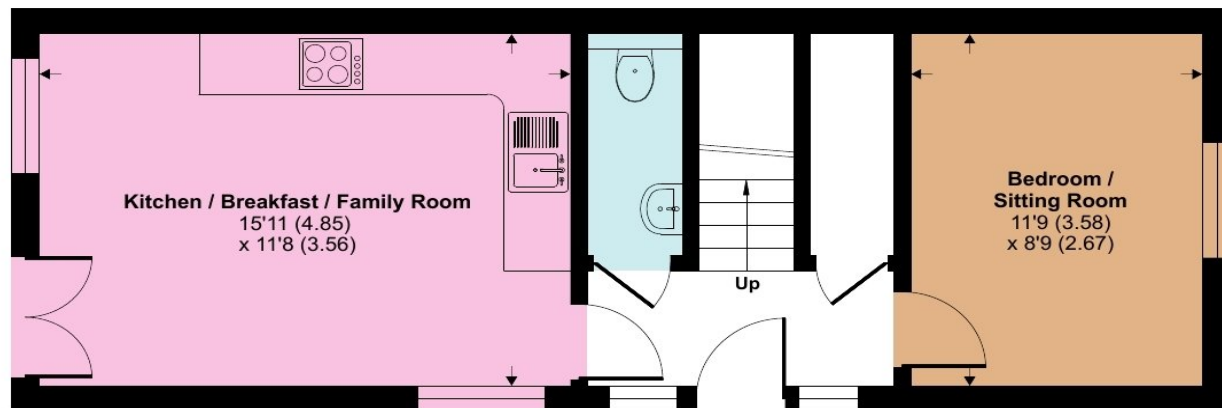
For identification only - Not to scale



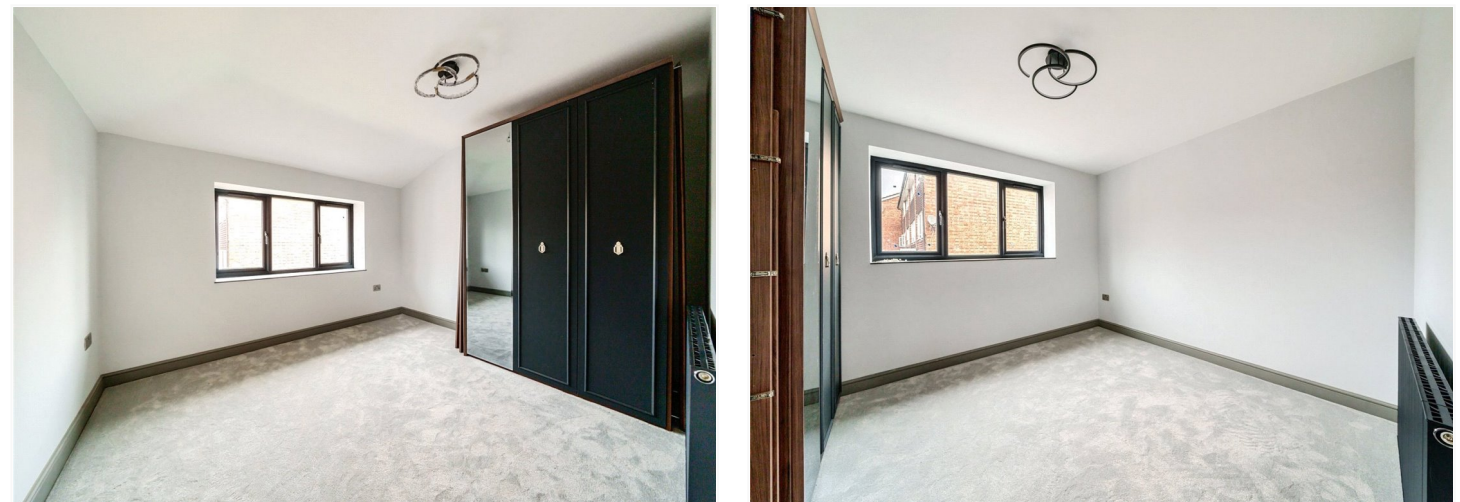
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Tarrant & Robertson t/a Winkworth Ltd. REF: 1047945

Winkworth

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

Winkworth

Dollis Drive, Surrey, GU9

Guide Price £2,500 per month

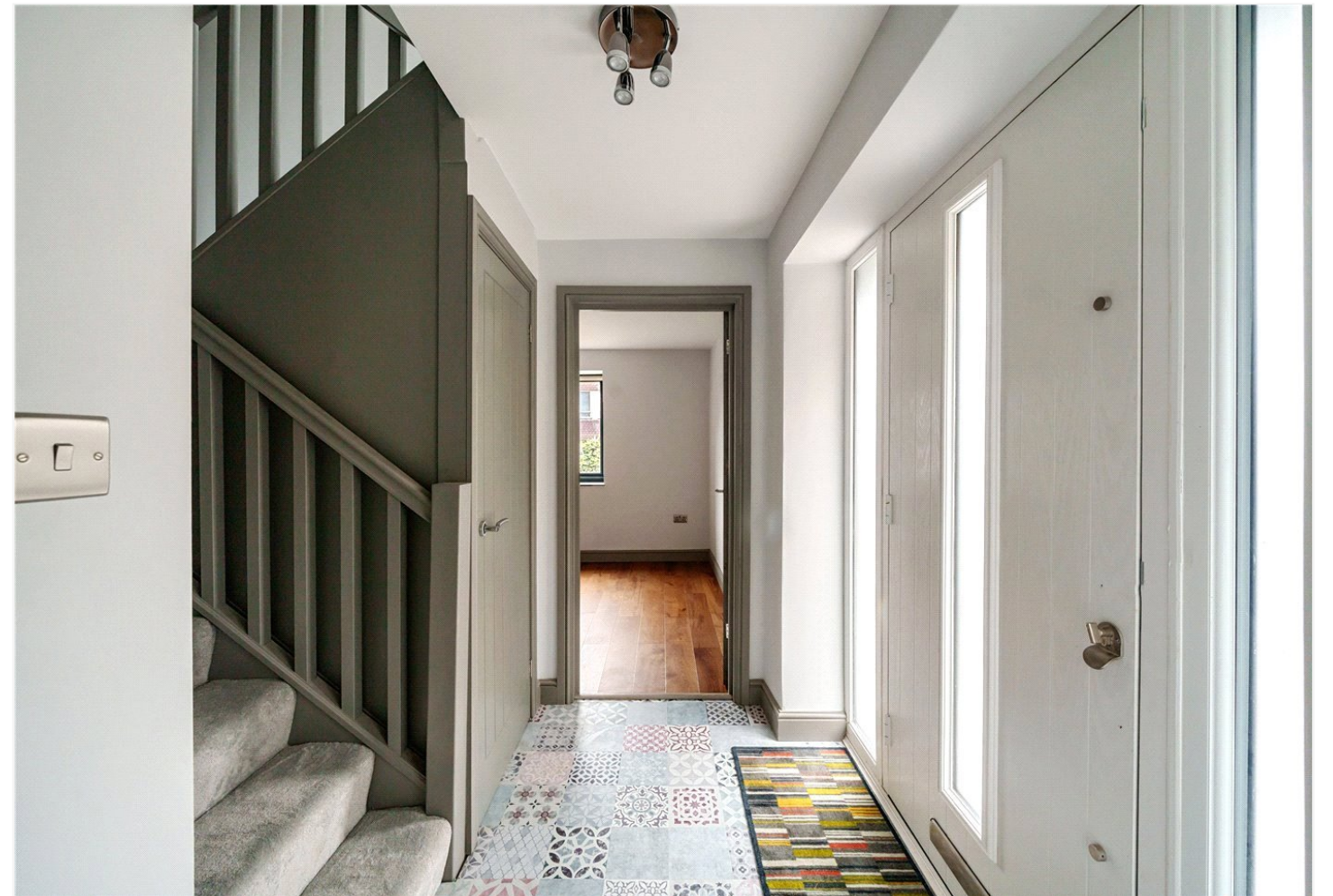
UCA STUDENTS-A very well presented, modern and spacious three bedroom property that is within walking distance of Farnham town centre.

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

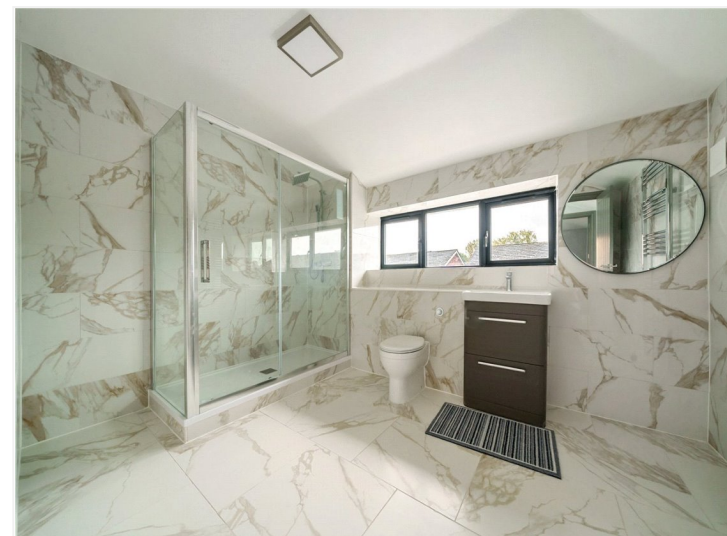
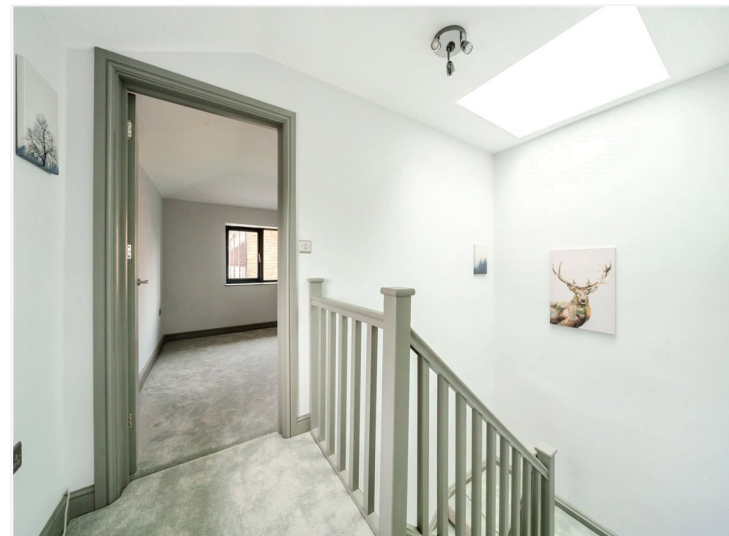
- Three double bedrooms
- Two full Bath/ Shower Rooms plus WC!
- Modern high standard of presentation
- Central Farnham
- Parking and Private Garden
- All students must have guarantors
- No smoking

DESCRIPTION

UCA STUDENTS- Fabulous newly refurbished student house. This newly built property is immaculately presented throughout and comprises entrance hallway, large modern open plan kitchen/breakfast/family room with fully integrated appliances and doors to garden. Ground floor double size bedroom, downstairs cloakroom and understairs storage.

Upstairs on the first floor is a delightful double bedroom and meticulously finished large family bathroom. On the second floor there is another well-presented double bedroom and a large secondary bathroom.

Outside Externally, the rear garden consists of patio and lawn. There is a driveway for two vehicles to the side of the property.



LOCATION

The property is conveniently situated in Farnham just 20mins walk to UCA. Lidl supermarket, Farnham Park and Farnham Leisure Centre are nearby.

Farnham is an historic former market town lying on the Surrey/Hampshire border, widely recognised for its attractive architecture.

The town offers extensive cultural, shopping and educational 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.

SERVICES

All mains services connected.

LOCAL AUTHORITY

Waverley Borough Council, Godalming. Council Tax Band C. Student exemptions may be available from council.

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		95
(81-91)	B	84	
(69-80)	C		
(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	