



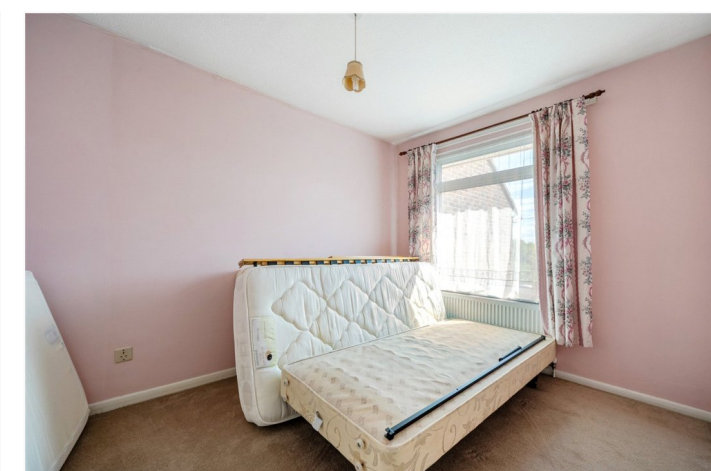
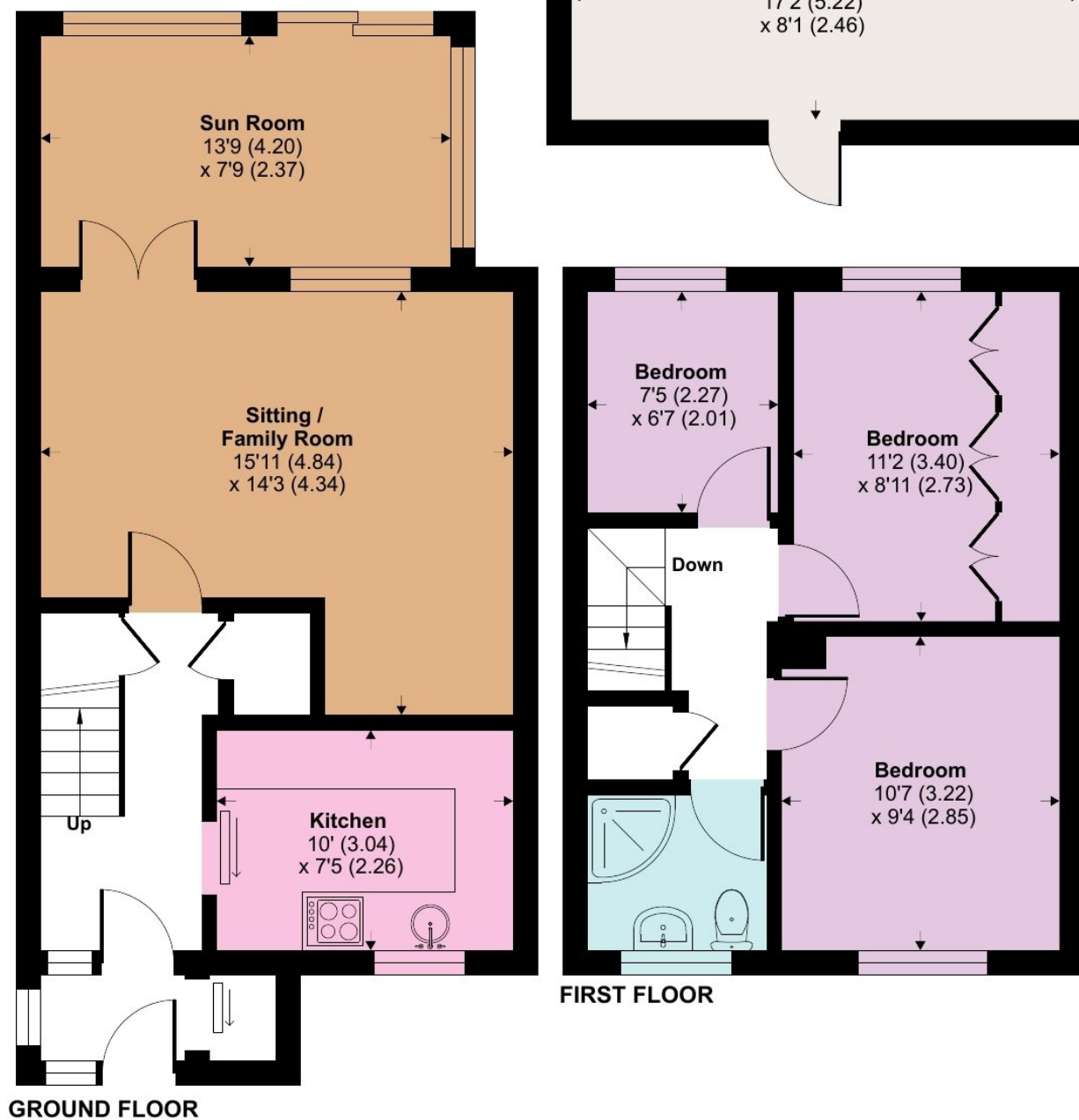
## Arthur Close, Farnham, GU9

Approximate Area = 851 sq ft / 79 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 989 sq ft / 91.8 sq m

For identification only - Not to scale



## ARTHUR CLOSE, FARNHAM, SURREY, GU9

Guide Price £380,000

An exciting opportunity for either an owner occupier or investor to acquire this 3 bedroom home in South Farnham, only 0.6 mile from Farnham Station and within 1 mile from South Farnham, Highfield South Farnham, St Peters and Weydon Schools. (There is no onward chain). EPC rating C

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ACCOMMODATION

- No onward Chain
- In need of modernisation
- Three Bedrooms
- Garage
- Located in South Farnham

DESCRIPTION

The property is offered to the market with no onward chain, located in a popular cul-de-sac location in South Farnham.

Downstairs comprises entrance hall, kitchen with ample fitted storage cupboards, large sitting/dining room, a spacious sunroom area that opens to the garden, Upstairs, you'll find three bedrooms, including two sizable doubles, along with a shower room.

At the front of the property, there's a lawn with a pathway leading to the entrance and a patio area. Parking is available on the street and doesn't require a permit, and there's also a garage to the rear of the property. The rear garden showcasing a large patio area with access into the garage.

LOCATION

The property is situated on the southern side of Farnham within walking distance (0.6 miles) of Farnham mainline station and within 1 mile from South Farnham, Highfield South Farnham, St Peters and Weydon schools. The property is conveniently situated for nearby amenities and for the town centre. 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.



Farnham train station provides direct access to London Waterloo in approximately one 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.

LOCAL AUTHORITY

Waverley Borough Council, Farnham I Council Tax Band C

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales 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 sales particulars

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		