



127 Badshot Lea Road, Badshot Lea, Farnham, Surrey. GU9 9LS.  
Guide Price £375,000

- Semi detached home
- Three bedrooms
- Two reception rooms
- Garage and driveway
- No chain
- Kitchen
- Cloakroom/w.c.
- Family bathroom
- Generous rear garden
- In need of modernisation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Description

An extended semi detached house situated across the road from Tice's Meadow nature reserve. The property is in need of modernisation but offers spacious accommodation including three bedrooms, a family bathroom, lounge, dining room, kitchen and cloakroom/w.c. Outside, there is parking for numerous cars, a detached garage and a generous rear garden. There is potential for further extension, subject to the usual consents. Offered for sale with no onward chain.

Material Information - Heating is provided by gas central heating and gas fires, windows are double glazed and the water supply is not metered. Ultrafast broadband is available in the area and mobile reception is good.

## Directions

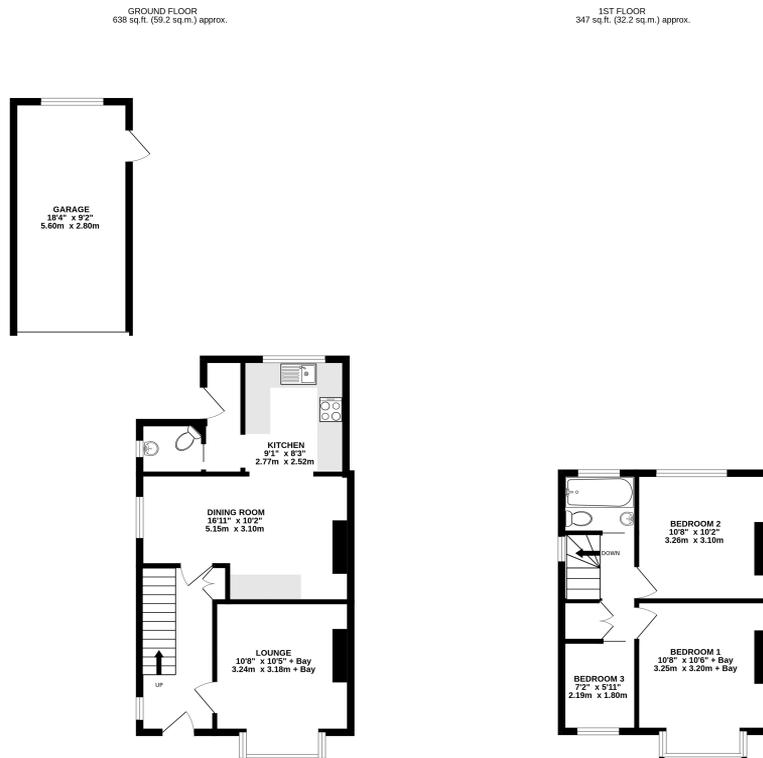
Sat Nav Ref: GU9 9LS

## Tenure

Freehold

## Local Authority

Waverley  
Band D



TOTAL FLOOR AREA: 984 sq.ft. (91.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fittings 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.