

16 Bear Lane, Farnham, Surrey. GU9 7LF.  
Guide Price £395,000

- Period cottage
- Modern, 1st floor bathroom
- Quality kitchen
- Permit parking available at extra cost
- No onward chain
- 2 Good sized bedrooms
- 2 Reception areas
- Small courtyard garden to rear
- Located in Conservation Area
- Potential rental income £1,400 pcm

## Description

This period cottage is set in the very heart of the town centre, close to Farnham Park and within easy walking distance of all local amenities including the station, which offers a fast regular service to Waterloo. It has been sympathetically restored and modernised by the current owner and now offers an enviable opportunity to acquire a delightful character cottage, which is listed as a building of local architectural and historic interest. The well maintained accommodation benefits from gas fired central heating and double glazed casement windows to the front. Immediately adjacent to the rear of the property there is a very small decked area and shingle area which is fully enclosed and is shared with one other cottage. Resident permits cost £84 for the first permit issued to a household, £104 for the second permit issued to the same household and £134 for a third and subsequent permits. Material Information - Good mobile coverage likely with all networks, Ultrafast broadband available, Gas fired combination boiler, double glazed windows but no Fensa Certificate available, currently tenanted and tenant has been served 2 months notice and last day of the tenancy is the 5th July 2024.

## Directions

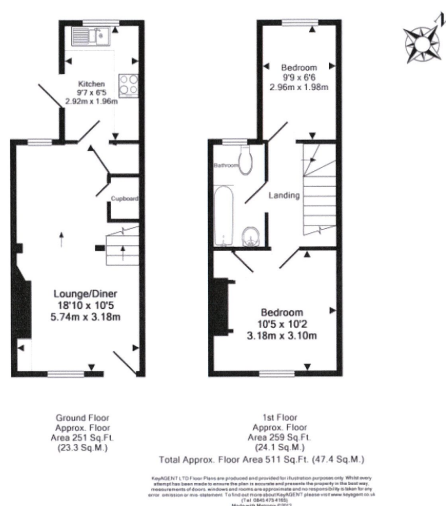
From the town centre, proceed through The Borough and turn left at the traffic lights and immediately left into Bear Lane where the private lane that leads to number 16 will be found immediately on the right hand side just after the car park.

## Tenure

FREEHOLD

## Local Authority

Waverley  
Band D



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.