



The Old Orchard
Farnham
Surrey
GU9

Offers in Excess of £385,000

bettermove

The Old Orchard Farnham

Bettermove are proud to present this 2 bedroom semi-detached house in Farnham, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

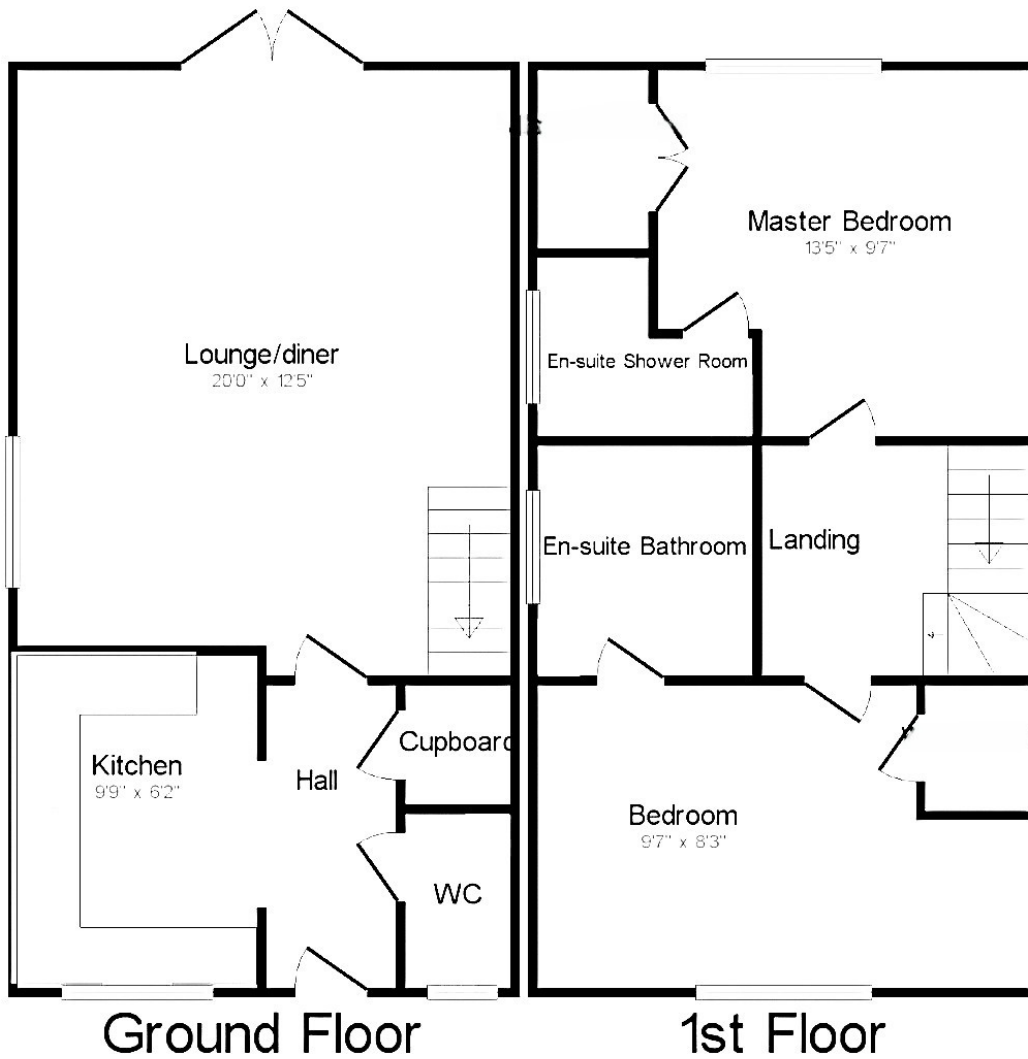
The council tax band is D.


The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, and WC on the ground floor. The first floor consists of two double bedrooms, both benefitting from private en-suites. The exterior boasts a private rear garden, complete with both patio and lawn areas, perfect for enjoying the summer months.


Located in the popular town of Farnham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Farnham Train Station, a variety of local bus routes, and quick access to the A31.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	89
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	73	90
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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