

## 51 Red Lion Lane , Farnham, GU9 7QN

Situated on a no through lane within a short walk of Farnham town centre, a 3 bedroom mid terrace house that has been the subject to recent modernisation. The house has driveway parking, garden and 2 useful detached outbuildings with light and power.

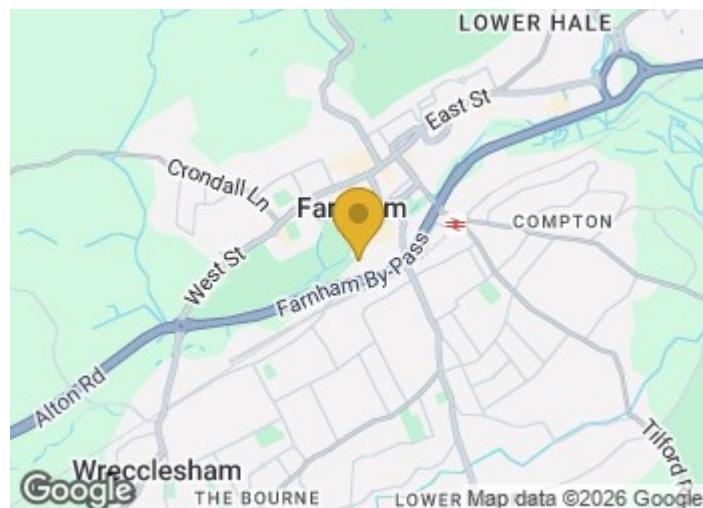
**Price Guide £625,000**



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- Short walk of the town centre
- Brand new fitted kitchen/dining room with sliding door to rear garden
- Driveway parking
- Recently updated including new kitchen, bathroom, decorations, lighting and flooring
- Entrance hall with cloaks hanging
- Ground floor Cloakroom / WC
- Detached garden/home office and detached workshop
- Sitting room
- 3 bedrooms and bathroom with separate shower
- Terraced rear garden with front views



## Directions

Sat Nav GU9 7QN



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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