



113 Upper Hale Road , Farnham, GU9 0JG

A well presented 2 bedroom mid terrace cottage with a south facing garden and parking. The cottage has been updated by the present owner including the refitting of the bathroom and kitchen.

Price Guide £325,000

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- Entrance lobby
- Refitted ground floor bathroom
- Parking to the rear
- Sitting room
- 2 bedrooms
- Views from the rear first floor
- Double aspect kitchen/dining room with double doors to the patio and garden
- South facing rear garden
- Close to local shops



Directions



Floor Plan



FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(70-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			