



27 Frensham Road Lower Bourne, Farnham, GU10 3PY

A well presented 3 bedroom detached character family house with 2 reception rooms, garden and parking located in the heart of the Bourne.

Situated close to the local amenities in the Bourne including South Farnham Infant school, chemist, convenience store, public house, recreation ground and Bourne woods.

Price Guide £675,000

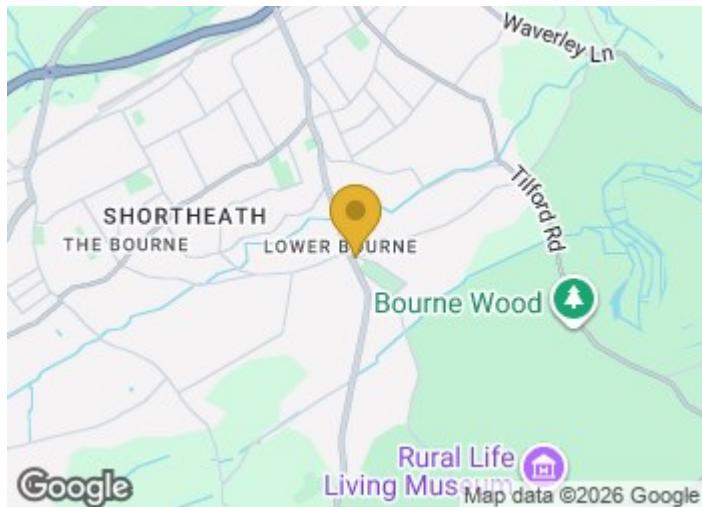


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- Entrance hall
- Dining room
- 3 bedrooms , en suite shower to bedroom 1
- Close to the Bourne's amenities
- Cloakroom and utility room
- Modern fitted kitchen
- Family bathroom with bath and separate shower
- Sitting room
- Basement room
- Parking and enclosed garden



Directions

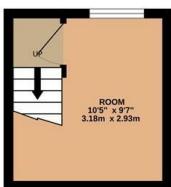
SAT NAV: GU10 3PY





Floor Plan

BASMENT
100 sq ft. (9.3 sq.m.) approx.



GROUND FLOOR
486 sq ft. (45.2 sq.m.) approx.



1ST FLOOR
478 sq ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq ft. (98.9 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 | | |
| (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 ₂) Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |