



For further information or to arrange an appointment to view, please call 01252 715333. farnham@castles.co.uk www.castles.co.uk

Address:
7 South Street Farnham Surrey GU9 7QU

Opening Times:

Monday to Thursday	9.00am to 6.30pm
Friday	9.00am to 6.00pm
Saturday	9.00am to 5.00pm
Sunday	11.00am to 1.00pm

Whilst we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance, please contact the office where we can check the information for you. We also recommend that prior to the signing of a contract purchasers should themselves check by inspection or otherwise the accuracy of these particulars. We would also like applicants to note that neither services nor appliances have been tested by Castles.



Bay Tree, 5 Arundell Place,
Farnham
Surrey, GU9 7HQ

£399,995 Freehold

A rarely available town house located in a quiet backwater in the very heart of the Town Centre only a short stroll from Waitrose, shops, restaurants and other recreational opportunities. The master bedroom enjoys en-suite facilities, and on the ground floor there is a smart modern kitchen and spacious living room, that leads onto a pretty courtyard garden. With its own garage and NO CHAIN this is a perfect downsize opportunity.

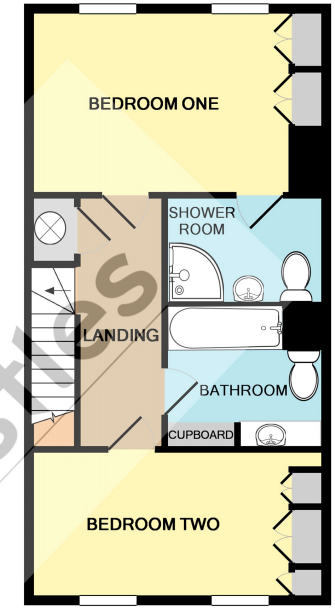
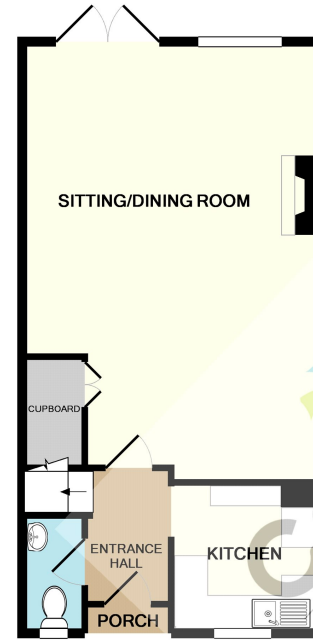
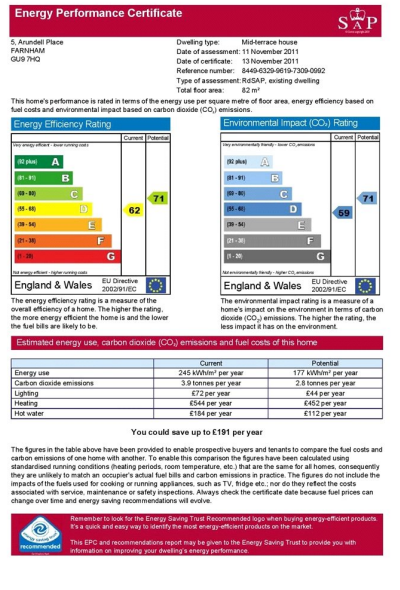
2 bedrooms	2 bathrooms
1 reception	D energy efficiency

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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. The full Energy Performance Certificate for this property is available upon request.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Town Centre
- Two Double Bedrooms
- En-Suite Shower Room
- Second Bathroom
- Spacious Living Room
- Ground Floor Cloakroom
- Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Garage
- Courtyard Garden
- No Chain
- Likely Rental £1200 PCM
- Waitrose 100metre walk

Sitting/Dining Room: 21' 11" x 14' 9" (6.67m x 4.49m)
 Kitchen: 7' 5" x 7' 5" (2.25m x 2.25m)
 Cloakroom 5' 10" x 2' 5" (1.77m x 0.73m)
 Bedroom One: 13' x 9' (3.97m x 2.75m)
 Bedroom Two: 14' 8" x 7' 5" (4.47m x 2.27m)
 En-Suite: 8' 1" x 5' 5" (2.46m x 1.66m)
 Bathroom: 8' x 7' 11" (2.45m x 2.41m)
 Garage: 15' 11" x 8' 2" (4.85m x 2.48m)

