



**Weybourne Road, Farnham**

**£325,000**

  
**MARTIN&CO**



# Weybourne Road, Farnham

- 2 Bedroom Ground Floor Flat
- Excellent location
- Driveway Parking
- Private Garden

Nestled on the charming Weybourne Road in Farnham, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 1,105 square feet, the property features a spacious reception room that invites relaxation and social gatherings. With two well-proportioned bedrooms, this flat is ideal for small families, couples, or individuals seeking extra space.

The flat also includes a modern bathroom, designed with both style and functionality in mind. The layout is thoughtfully arranged to maximise space and light, creating a warm and welcoming atmosphere throughout.

Farnham is renowned for its picturesque surroundings and vibrant community, making it an excellent choice for those who appreciate both tranquillity and accessibility. With local amenities, parks, and transport links nearby, this property is perfectly situated for a balanced

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>

**Weybourne Road, Farnham**  
Approximate Gross Internal Area = 81.5 sq m / 877 sq ft  
Studios = 21.2 sq m / 228 sq ft  
Total = 102.7 sq m / 1105 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200564)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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