

# **SHOP & SELF CONTAINED FLAT**

350 sq ft (32.51 sq m) approx + 1 x bedroom flat.

## FREEHOLD FOR SALE



#### THE OLD BAKERY • 23A BOURNE ROAD • FARNCOMBE • SURREY • GU7 3NL

**LOCATION:** 

The subject property is situated in a broadly Residential area albeit a short distance from Farncombe Village Centre which provides a reasonably good selection of shops, facilities and amenities. Godalming is situated approximately 2 x miles distant and offers a more extensive range of shopping facilities and amenities.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU T: 01483 538131

w: www.gascoignes.com e: enquiries@gascoignes.com

#### THE OLD BAKERY • 23A BOURNE ROAD • FARNCOMBE • SURREY • GU7 3NL

**DESCRIPTION:** The property requires updating throughout but is reasonably well located and, would

suit a variety of buyer 'types'. The ground floor accommodation comprises two distinct areas, a small front 'retail' area and an additional to the rear together with Kitchen and

WC facilities. There is a small courtyard area to the rear.

**ACCOMMODATION:** *Please note: All sizes quoted are approximate:* 

Ground floor 350 sq ft (2 rooms)
Front Room 4.40m x 9.14m
Rear Room 3.80m x 3.40m

Kitchen and WC facilities

Separate (external) access to a self-contained, first floor apartment comprising:

**Kitchen** 2.92m x 3.38m

Bathroom with WC/bath/shower and hand basin.

Front Room 4.46m x 3.38m Rear Room 3.84m x 3.41m

**TERMS:** The property is available For Sale on a Freehold basis with full vacant possession

upon completion of legal formalities.

**PRICE:** £325,000.00 **FREEHOLD.** 

**EPC:** Rated 'D' - see attached.

**VAT:** VAT will not apply to the purchase price.

**RATES/COUNCIL TAX:** The property is situated in Waverely Borough Council but does not appear to have a

dedicated assessment for the property as a whole or for either the shop or flat.

Applicants are advised to make their own enquiries.

**LEGAL COSTS:** Each party to bear their own professional and legal costs.

**VIEWING:** Strictly by prior appointment through the **Sole Agents.** 



Rod Walmsley Andrew Russell rod@gascoignes.com andy@gascoignes.com

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

T: **01483 538131** 

w: www.gascoignes.com e: enquiries@gascoignes.com

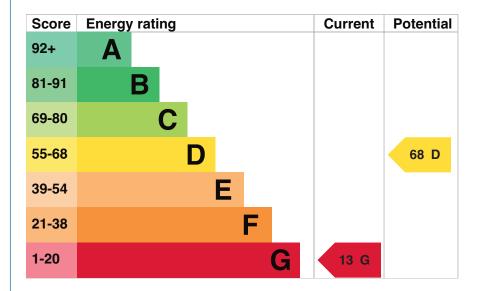
NOTE

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property. All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a property; (v) no person in the employment of Gascoignes has the authority to make or give any representation general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; or warranty whatsoever in relation to this property, Gascoignes is a trading name of Gascoignes Commercial (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) Ltd which is registered in England No. 4336372

### **Energy rating and score**

This property's energy rating is G. It has the potential to be D.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60