



## Marsh House Lodge, Marsh House Lane Farnham Hampshire

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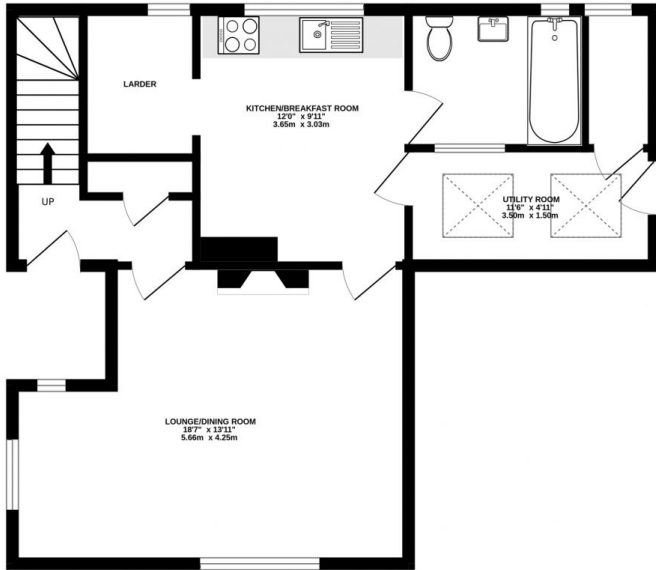
Detached 2 double bedroom house, the accommodation comprises: hall, sitting room with wood burner, kitchen/breakfast room, utility room, modern bathroom with shower over, master bedroom with range of eaves wardrobes, 2nd double bedroom and a separate 1st floor WC with basin. The garden lies to 3 sides of the property and on the opposite side of the road there is a further garden area and hard standing for 4 cars. Material Information - Gas fired heating via radiators. Landlord to charge tenant for water used. Sewerage into private treatment plant. Good mobile signal likely outdoors with all providers and superfast broadband available. Landlords will hold Security Deposit in their own approved Scheme.

**Price** : Price Guide £1,750  
**EPC EER** : 57  
**EPC EER Potential** : 84  
**View** : <https://www.keatsfearn.co.uk/to-let/hampshire/bentley/farnham/residential/detached/8151804>

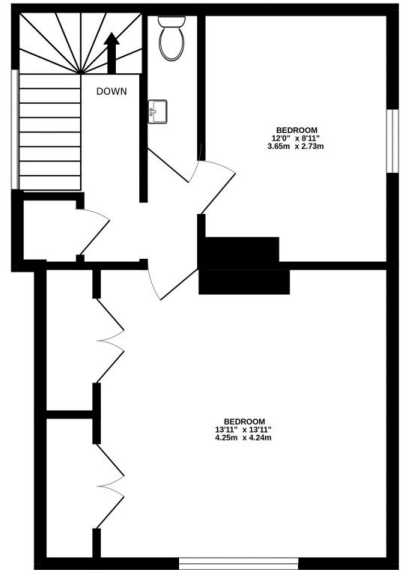


**James Fearn**  
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GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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