



Selbon

Residential sales & lettings

Ontario Road, Farnborough,
Hampshire, GU14 0FQ
Offers over £400,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Two Bedroom End-of-Terrace Home
- Two Allocated Parking Spaces With EV Charging Point
- Contemporary Bathroom and En-Suite Shower Room
- Modern Kitchen Suite With Fitted Appliances
- South-West Facing Low Maintenance Rear Garden
- Over 7 Years NHBC Warranty Remaining
- Several Storage Cupboards In Hallway And Landing
- Two Double Bedrooms With Dual Windows
- Downstairs Cloakroom
- Close To Supermarket, Restaurants, Public Houses and Southwood Country Park

Selbon Estate Agents are delighted to offer to the market this two bedroom end-of-terrace home, situated in the popular Southwood Mews development. The property was built by renowned builder Cala Homes in 2022 so still benefits from NHBC warranty.

The current school catchment areas include: Southwood Infant School, Guillemont Junior School and Cove School. For the commuter Farnborough mainline train station is under two miles distant and a wealth of local amenities are within easy reach.

On entering the property, you are welcomed into a hallway with stairs to the first floor with a storage cupboard below, whilst giving access to a modern downstairs cloakroom, kitchen/breakfast room and the 14'10" spacious living room with patio doors onto the south west facing rear garden.

The front aspect contemporary Kitchen/breakfast room benefits from a range of integrated appliances including a stainless steel sink with draining board, fridge freezer, dishwasher, washing machine, oven and a four burner gas hob with over head extractor fan.

To the first floor you'll find two spacious double bedrooms, with the rear aspect principal bedroom benefitting from fitted wardrobes and an en-suite shower room, with shower cubicle, toilet, wash basin and extractor fan. The first floor also features an additional storage cupboard off the landing and a bathroom suite which includes a bathtub with a wall mounted shower, toilet and wash basin.

Externally, the south west facing rear garden is mainly laid artificial lawn with a property surrounding patio which continues round to the side access gate, and the garden is finished with decorative stones edging in places and also benefits from a secure bicycle store.

To the front there are two allocated parking spaces right outside the front gate. Here, you'll also find the EV car charging point.

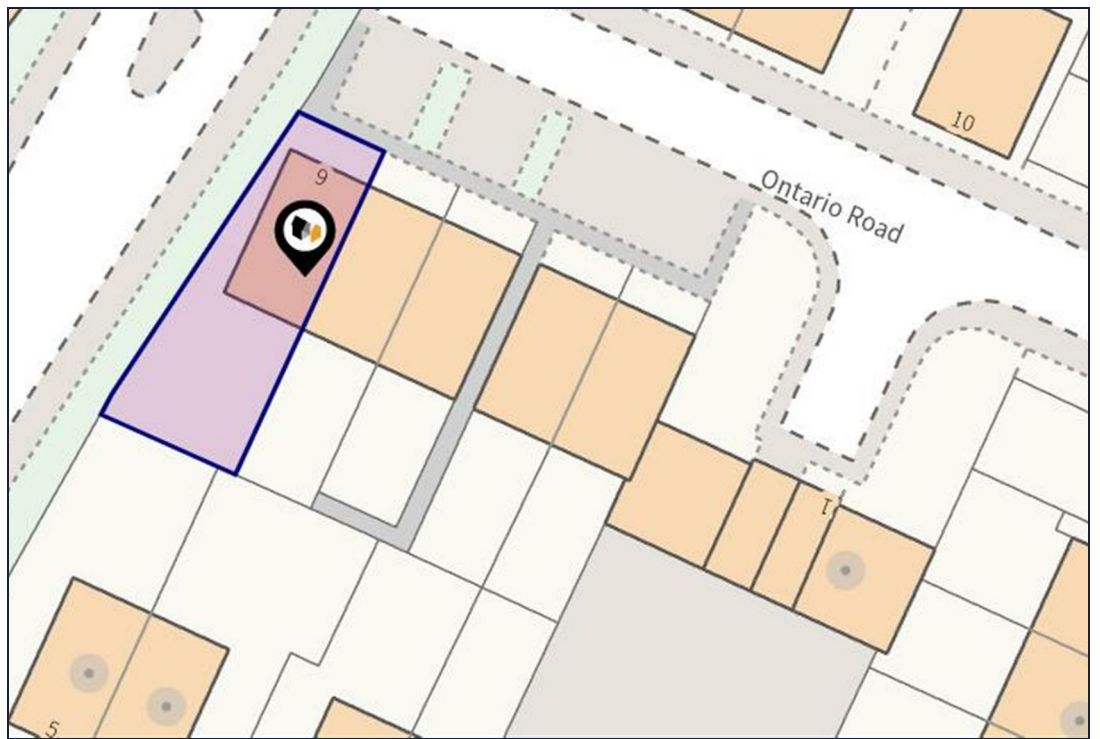
There is an annual development charge of £250 per annum.



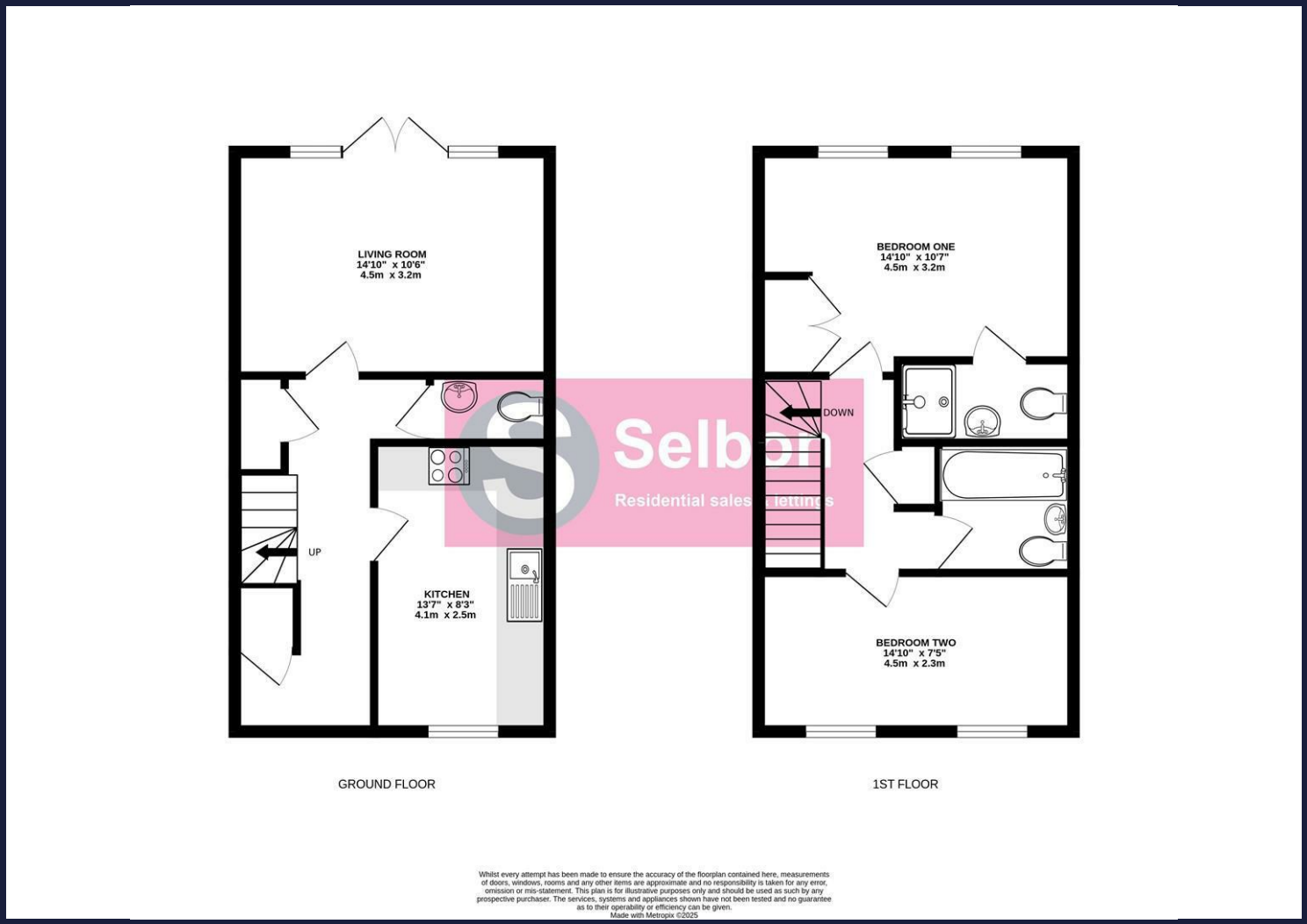




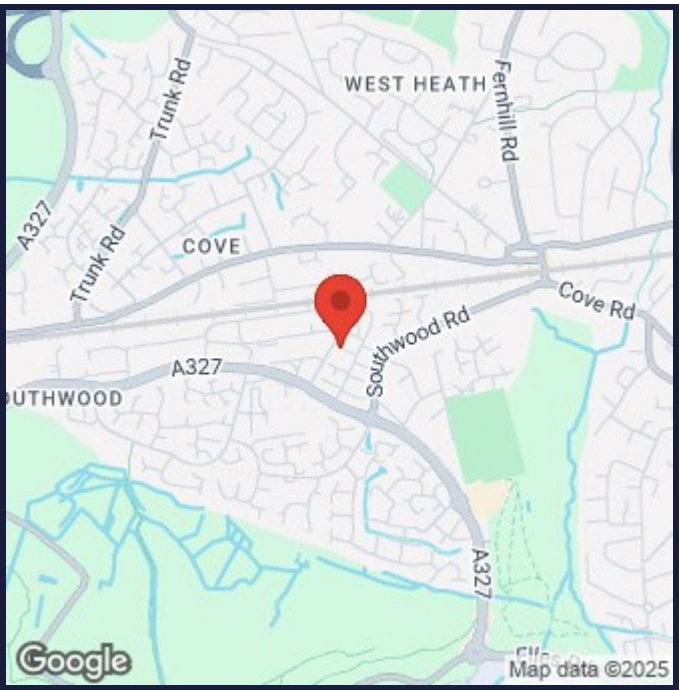




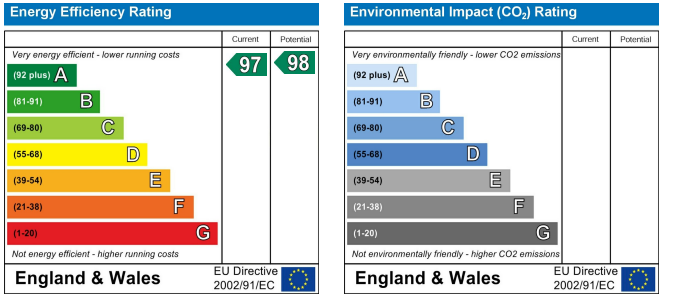
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: C