



## 12 Church Road, Farnborough, BR6 7DB

\*\*\*\*\*GUIDE PRICE £475,000-£500,000\*\*\*\*\*

Welcome to this charming mid-terrace house located on Church Road in the delightful area of Farnborough. This property, built in 1850s, exudes character and history, offering a unique living experience.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The cosy front reception room provides a warm and welcoming atmosphere, ideal for unwinding after a long day.

The property boasts two well-appointed bedrooms, providing comfortable spaces for rest and relaxation. The open plan living and kitchen area is a versatile space that can be tailored to suit your lifestyle, whether you enjoy cooking up a storm or simply lounging in style.

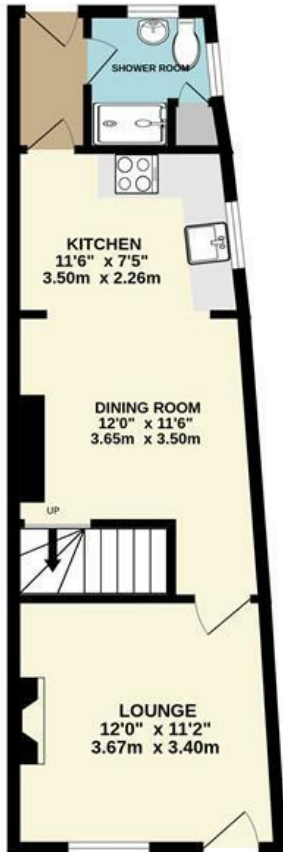
One of the standout features of this home is the garden bar area, complete with Sky and internet connection. Imagine hosting summer gatherings or enjoying a quiet evening drink in this fantastic outdoor space.

This house offers a perfect blend of traditional charm and modern amenities. Don't miss the opportunity to make this lovely property your new home in Farnborough.

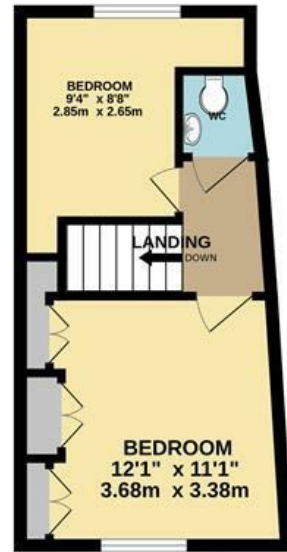
**£475,000**

- Beautifully decorated
- Cottage style
- Open plan kitchen-diner
- Village location
- Upstairs toilet
- Outdoor entertaining area
- Garden bar
- Walking distance to local schools and shops
- EPC- C
- Council Tax- D

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		