

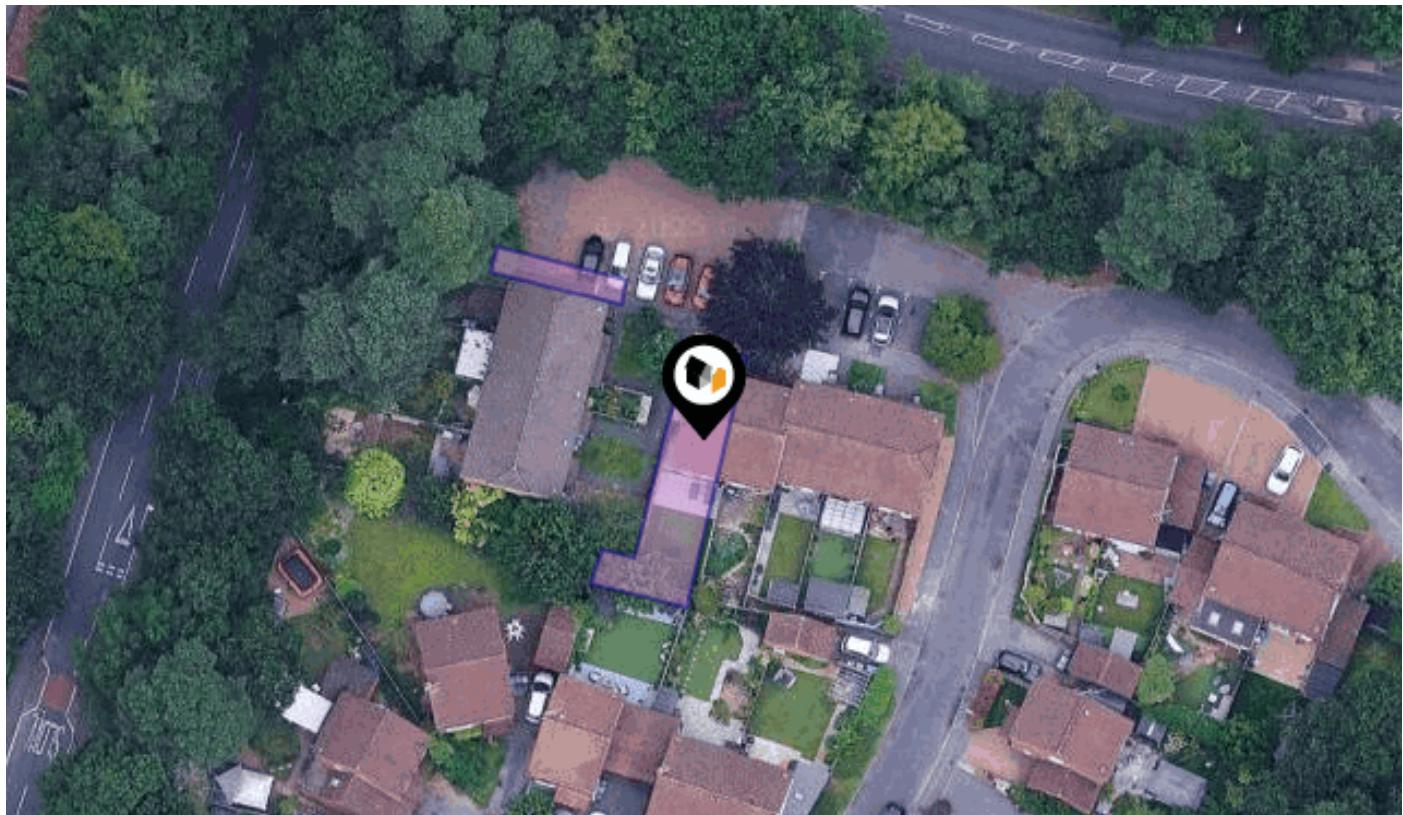


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 12th January 2026



22, MARLBOROUGH VIEW, FARNBOROUGH, GU14 9YA

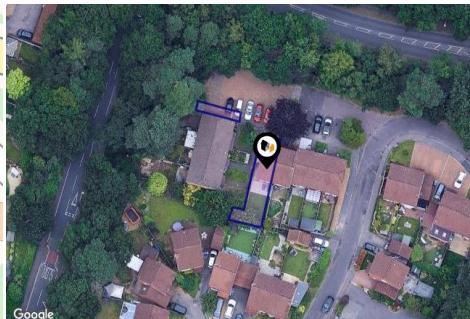
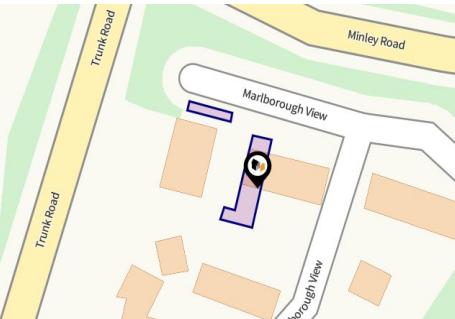
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Property Overview



Property

Type:	Terraced	Last Sold Date:	18/12/2018
Bedrooms:	2	Last Sold Price:	£280,000
Floor Area:	635 ft ² / 59 m ²	Last Sold £/ft ² :	£440
Plot Area:	0.04 acres	Tenure:	Freehold
Year Built :	1983-1990		
Council Tax :	Band C		
Annual Estimate:	£1,967		
Title Number:	HP387606		
UPRN:	100060545595		

Local Area

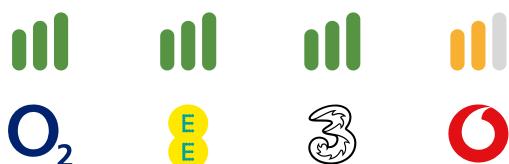
Local Authority:	Rushmoor
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2
mb/s **78**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

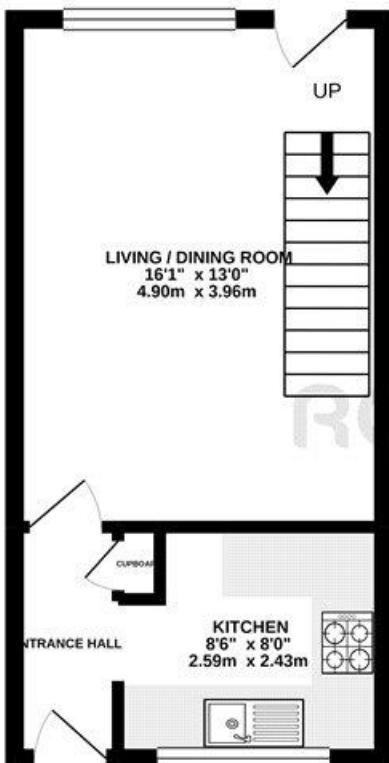


Gallery Floorplan

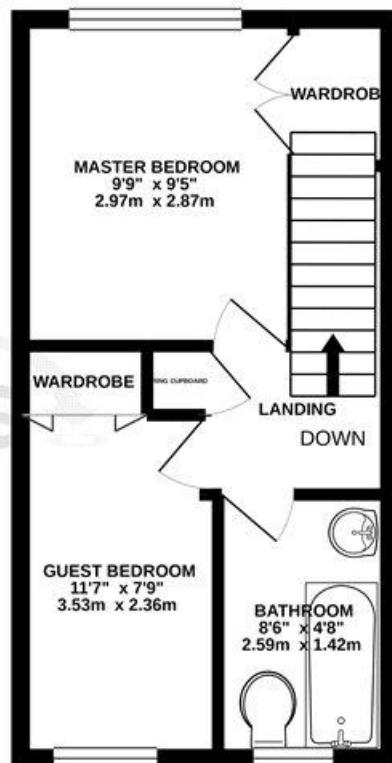


22, MARLBOROUGH VIEW, FARNBOROUGH, GU14 9YA

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.
Made with Metratrix ©2021

Property EPC - Certificate



22, Marlborough View, GU14 9YA

Energy rating

C

Valid until 06.08.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



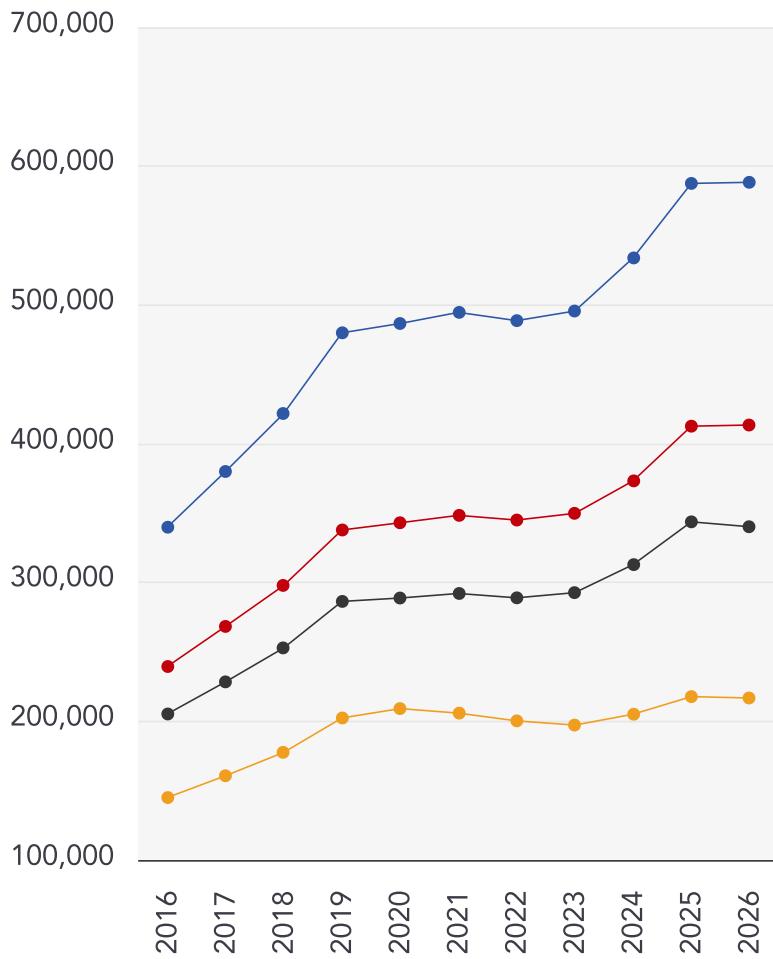
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 86% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	59 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in GU14



Detached

+73.13%

Semi-Detached

+72.66%

Terraced

+65.73%

Flat

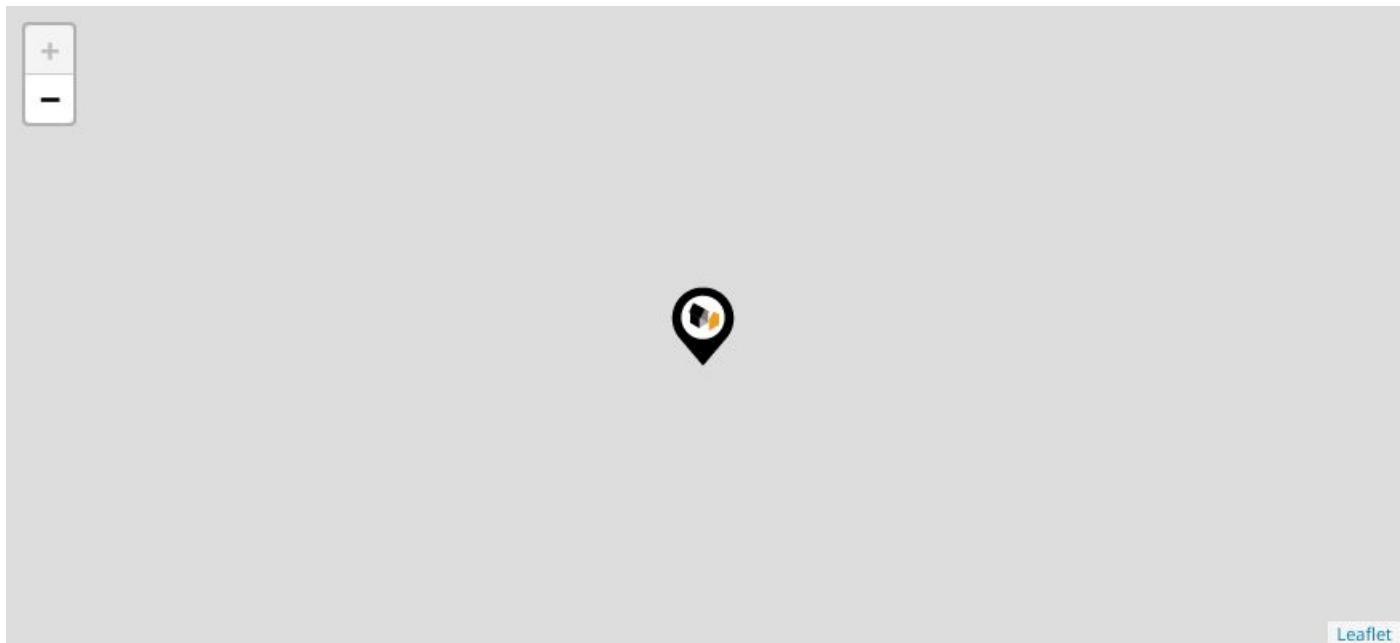
+49.46%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Mine Entry

- X Adit
- X Gutter Pit
- X Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

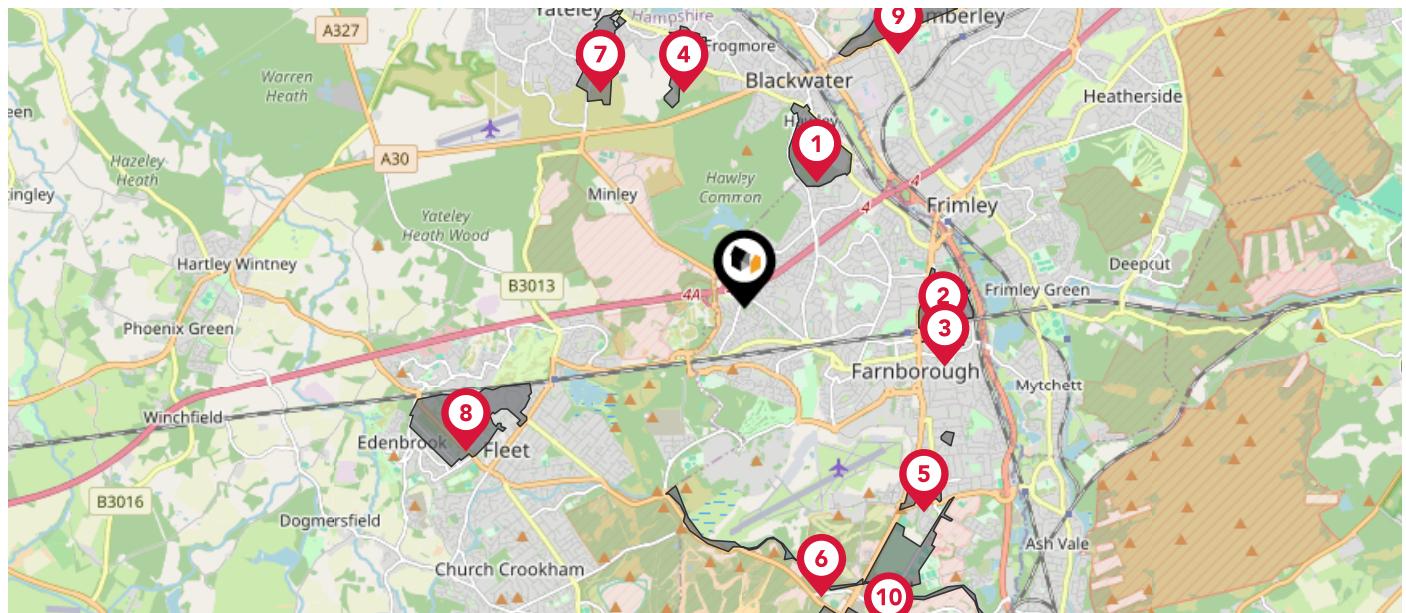
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

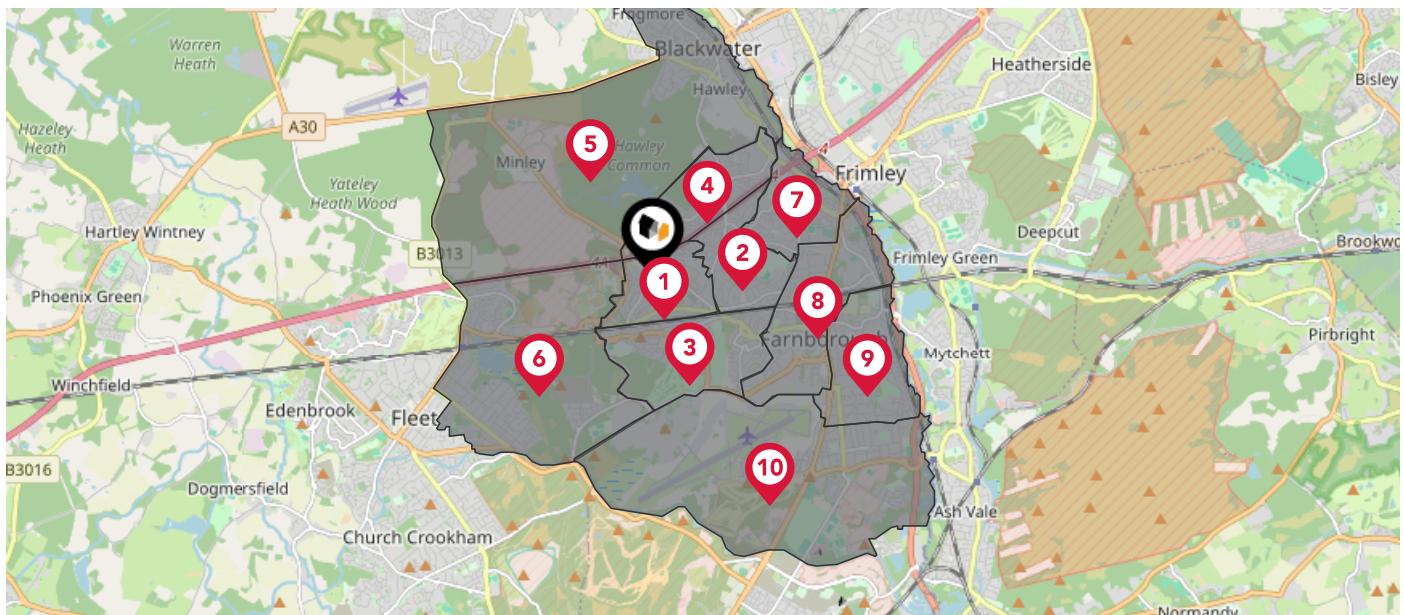
- 1 Hawley Park and Green
- 2 Farnborough Hill
- 3 Saint Michael's Abbey
- 4 Darby Green Yateley
- 5 South Farnborough
- 6 Basingstoke Canal
- 7 Cricket Hill
- 8 North Fleet
- 9 RMA (Former) Staff College and London Road, Camberley
- 10 Aldershot Military

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

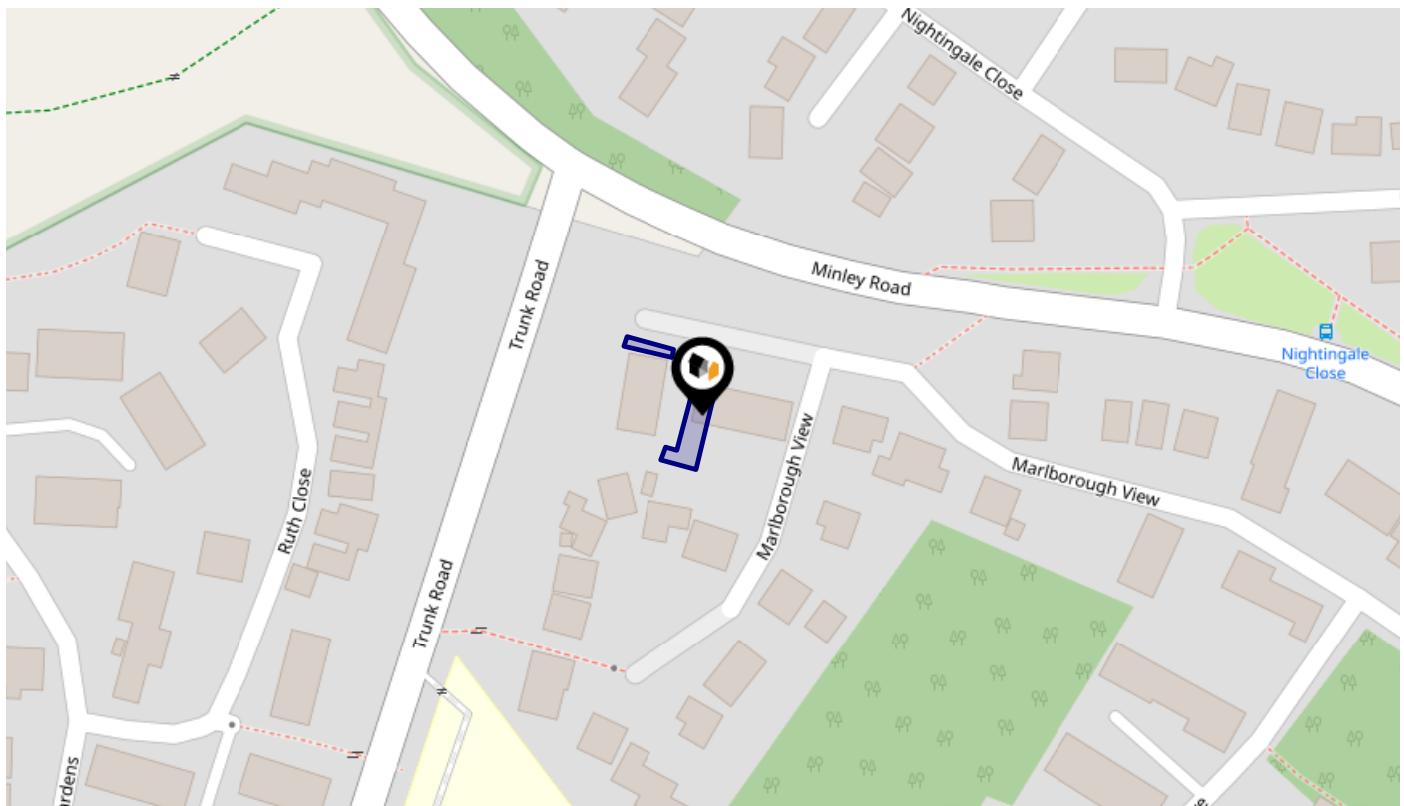
- 1 St. John's Ward
- 2 West Heath Ward
- 3 Cove and Southwood Ward
- 4 Fernhill Ward
- 5 Blackwater and Hawley Ward
- 6 Fleet East Ward
- 7 Cherrywood Ward
- 8 Empress Ward
- 9 Knellwood Ward
- 10 St. Mark's Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

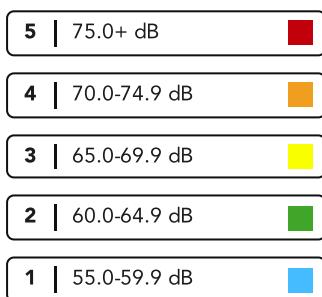


Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

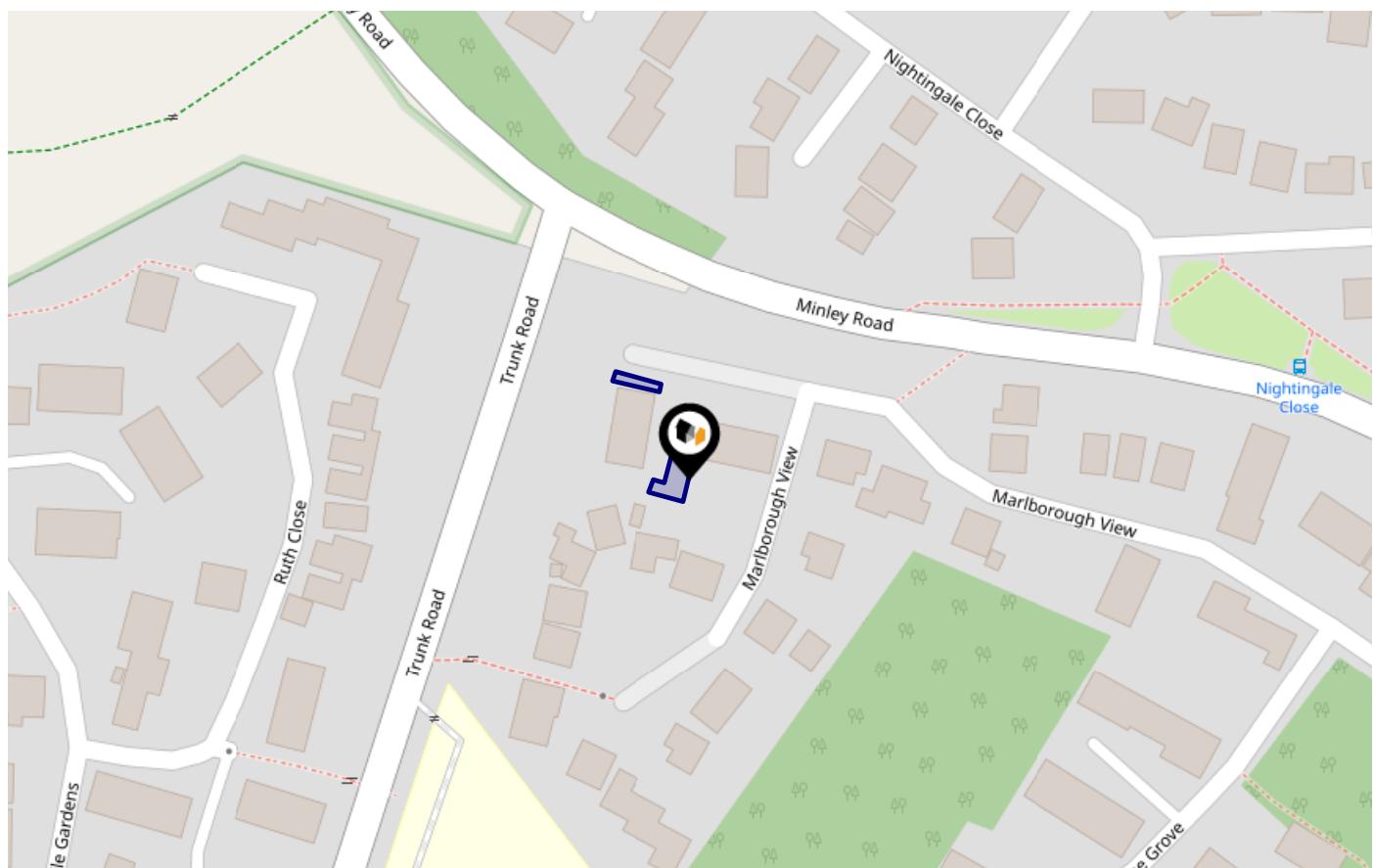


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

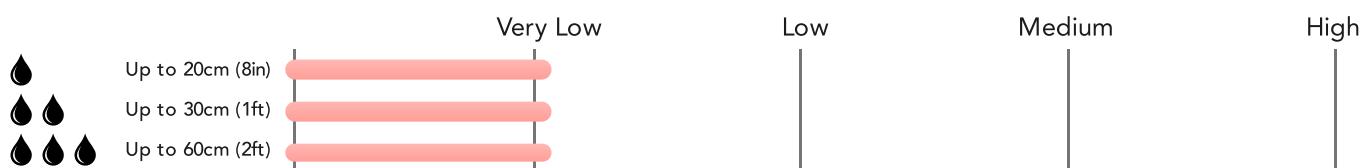


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

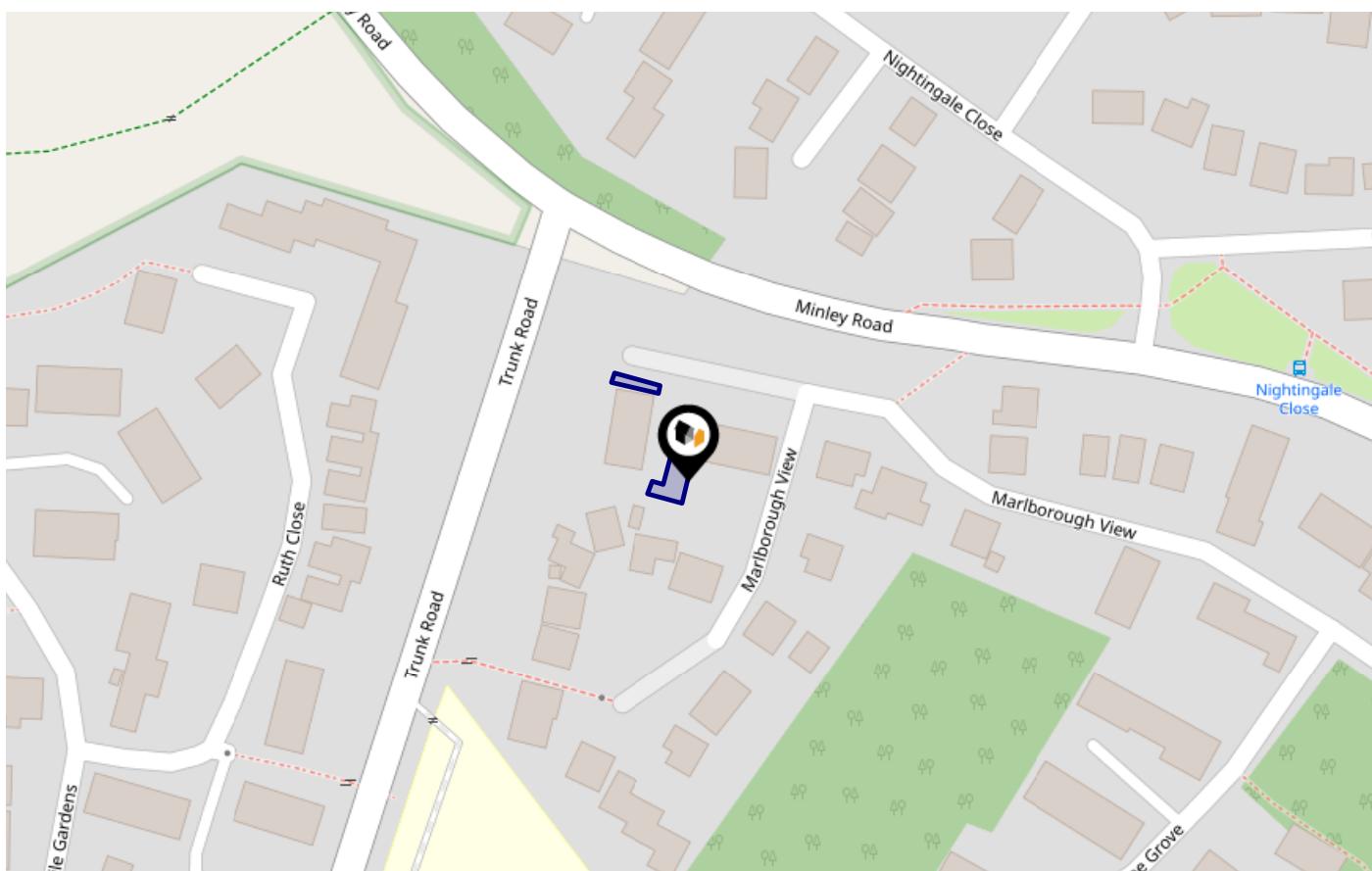


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- █ **High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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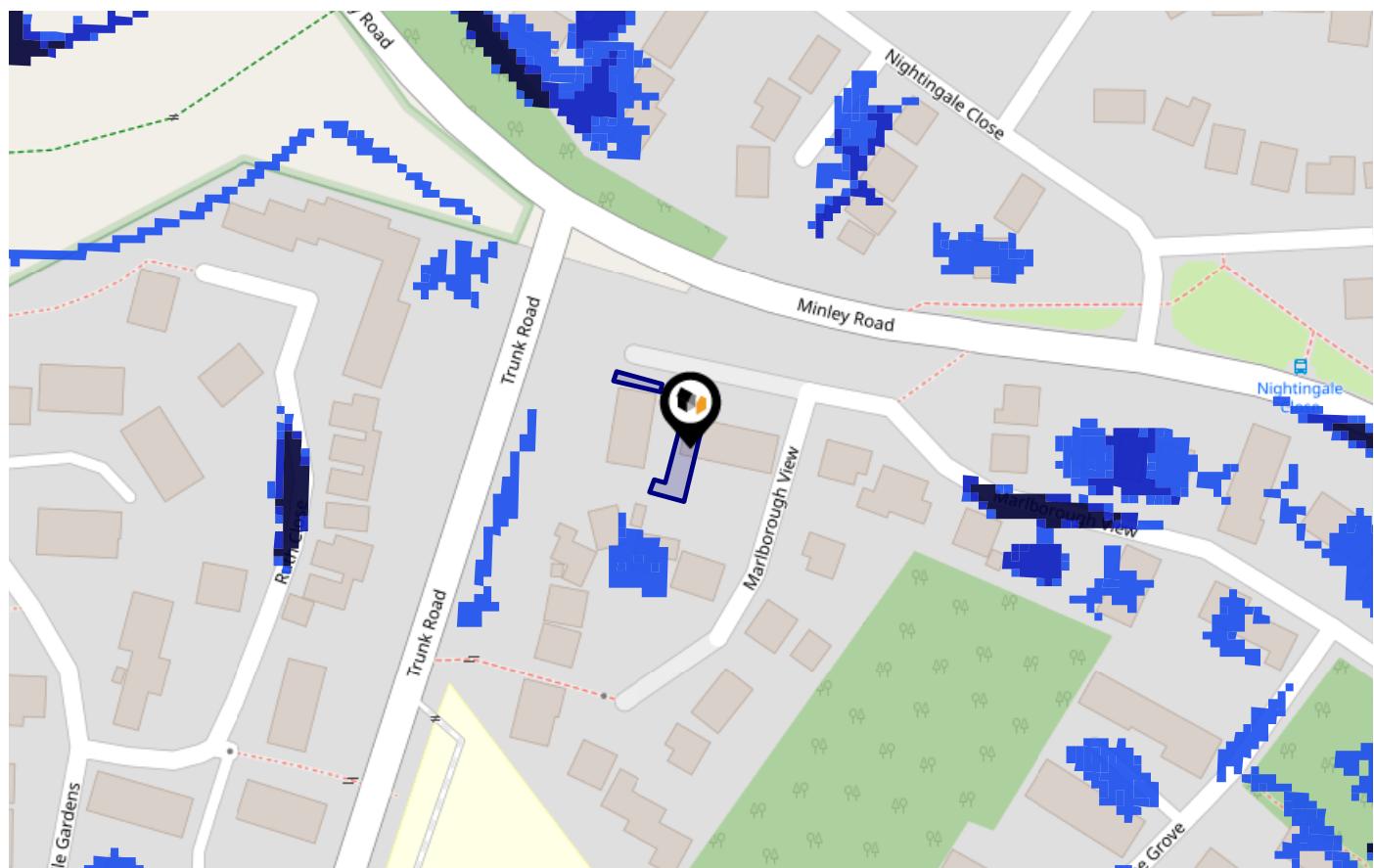


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

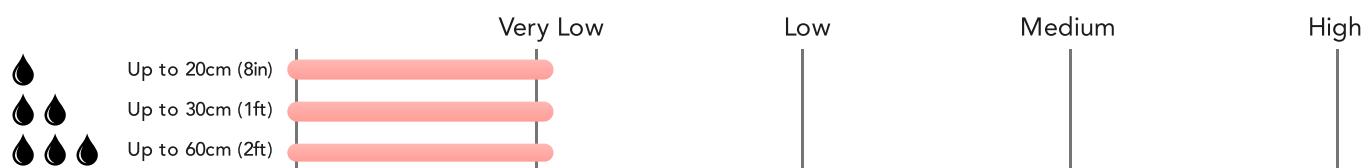


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

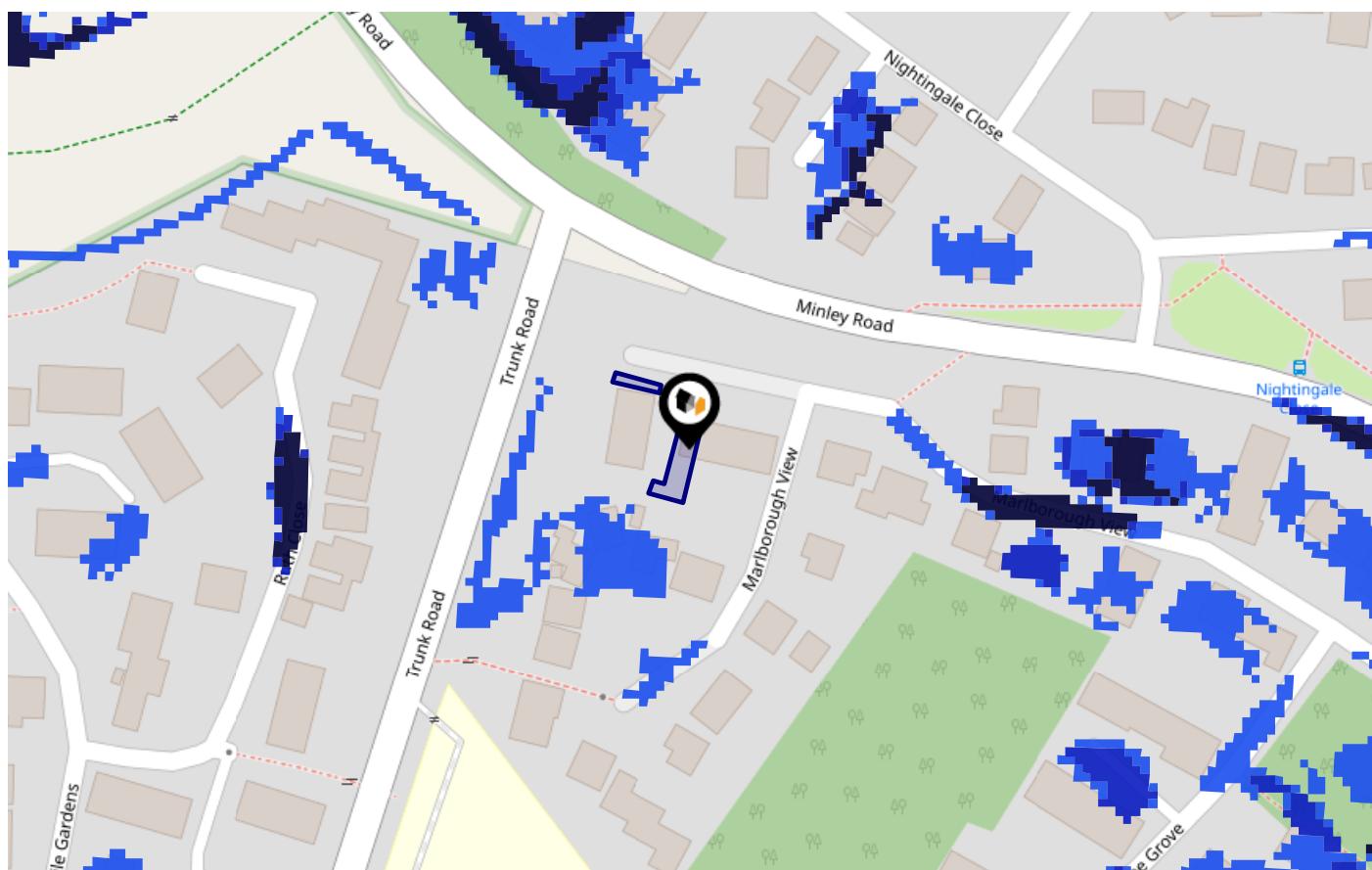


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

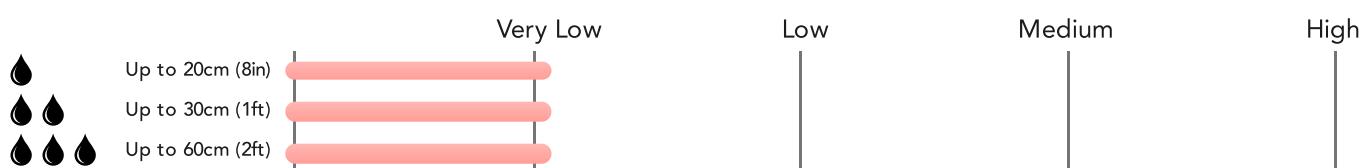


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
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Chance of flooding to the following depths at this property:

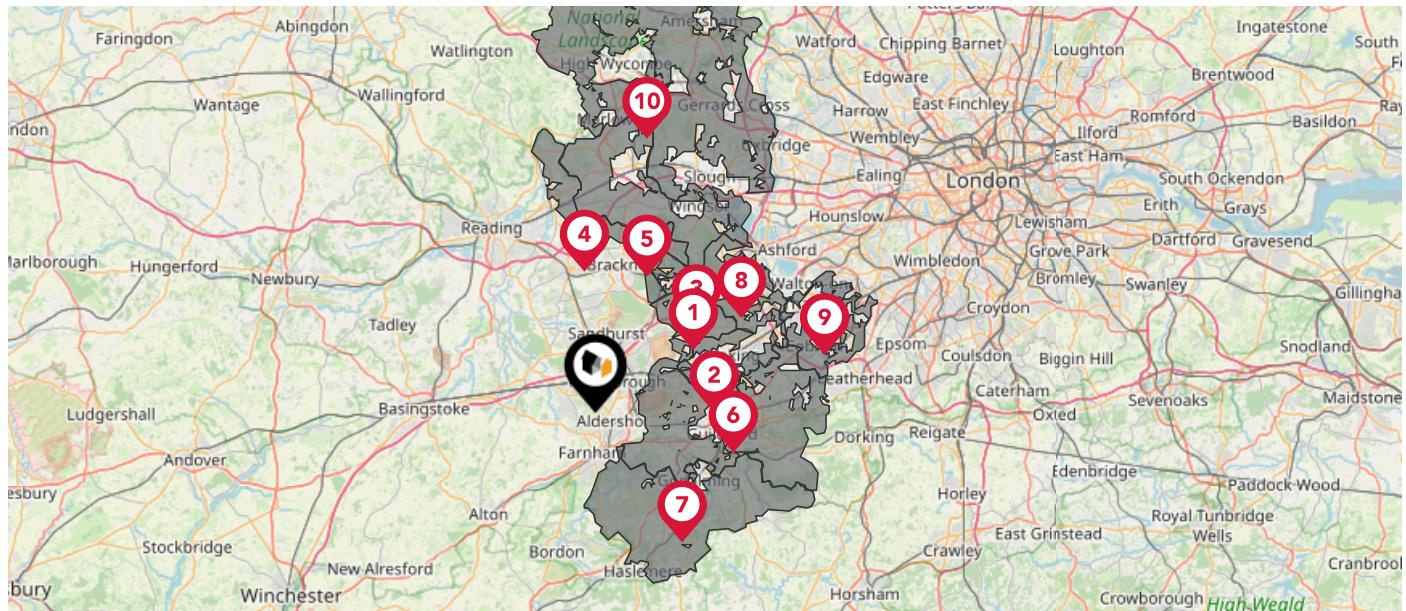


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

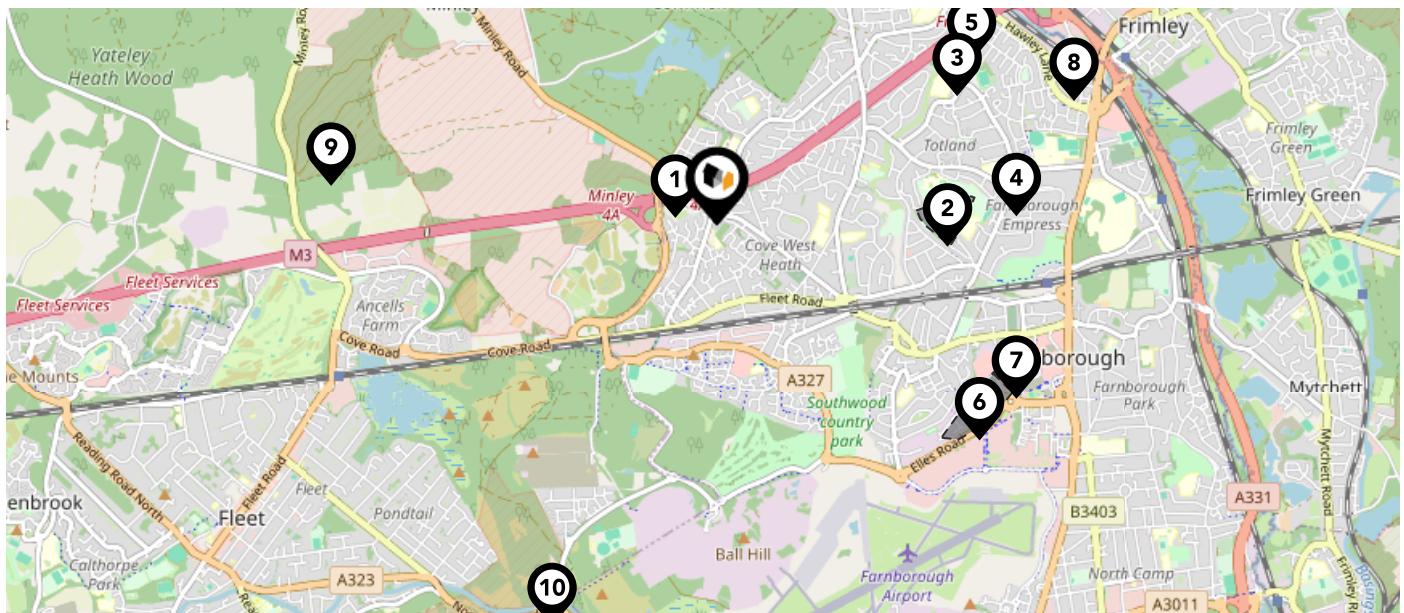
- 1 London Green Belt - Surrey Heath
- 2 London Green Belt - Woking
- 3 London Green Belt - Windsor and Maidenhead
- 4 London Green Belt - Wokingham
- 5 London Green Belt - Bracknell Forest
- 6 London Green Belt - Guildford
- 7 London Green Belt - Waverley
- 8 London Green Belt - Runnymede
- 9 London Green Belt - Elmbridge
- 10 London Green Belt - Buckinghamshire

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

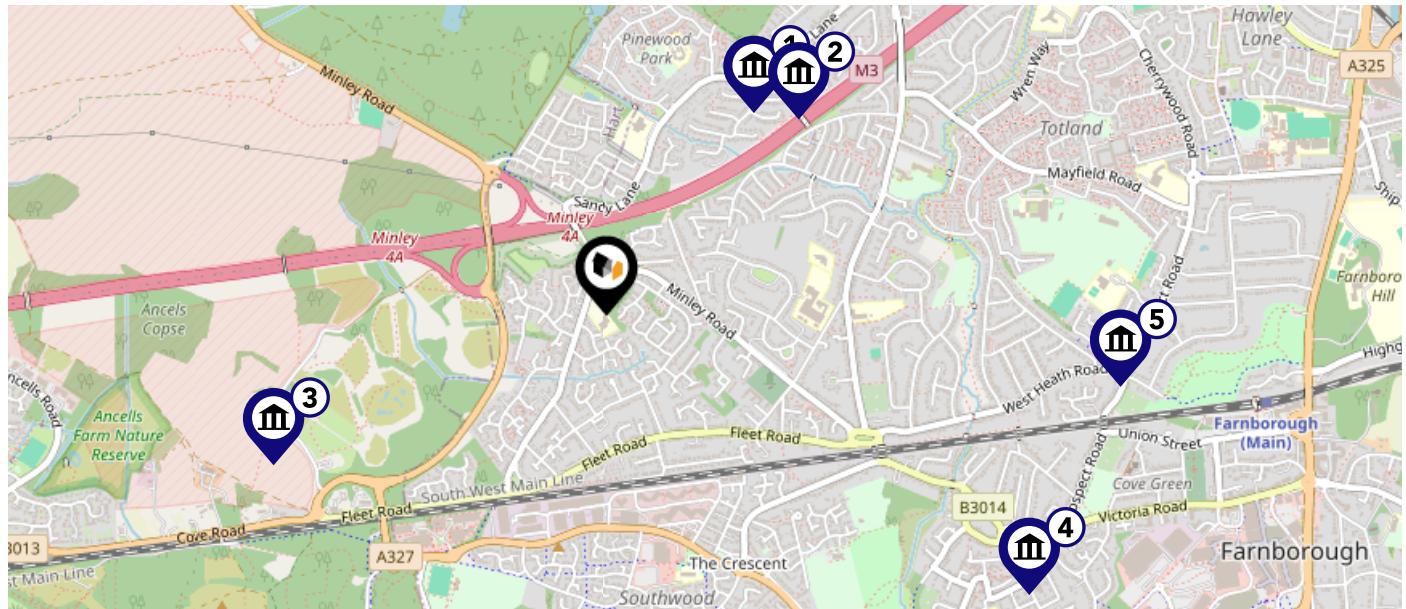
1	Land adjacent to Easter Ross House-Minley Road, Cove, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
2	Oak Farm Playing Field-Beta Road, Farnborough	Historic Landfill	<input type="checkbox"/>
3	Moor Road Recreation Ground-Hawley Lane, Near Frimley	Historic Landfill	<input type="checkbox"/>
4	Old Fish Pond-Between Prospect Road - Avenue, Under Burnsall Close, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
5	Brookside Caravan Park-Between Hawley Lane and Harbour Close, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
6	Land at Invincible Road-Aldershot, Hampshire	Historic Landfill	<input type="checkbox"/>
7	Princes Mead-Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
8	Rural District Council Playing Field-Between Railway Line and Iceland Depot, Hawley Road, Farnborough, Hampshire	Historic Landfill	<input type="checkbox"/>
9	Borrow Pit-Minley Wood	Historic Landfill	<input type="checkbox"/>
10	Pyestock Hill-Fleet, Hampshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

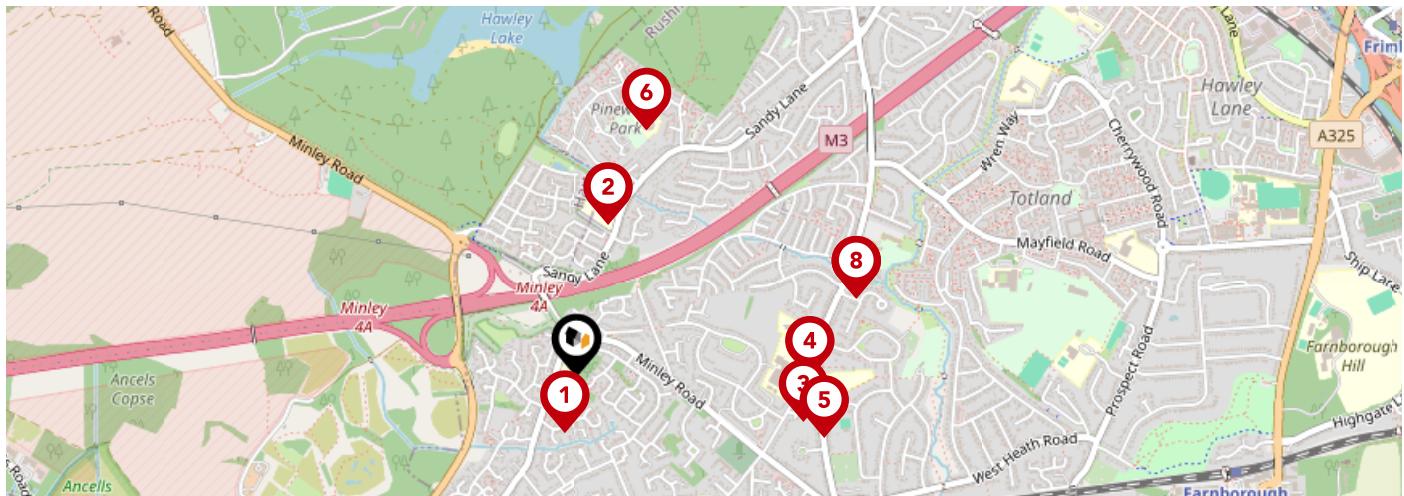


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1156361 - Former Cottage To Rear Of No 100 (job's Farm)	Grade II	0.6 miles
1339697 - Broomhill	Grade II	0.7 miles
1339882 - Great Bramshot Farmhouse	Grade II	0.8 miles
1092630 - Church Of St Christopher	Grade II	1.2 miles
1092605 - Thatched Cottage Public House	Grade II	1.2 miles

Area Schools



Nursery Primary Secondary College Private

1 Parsonage Farm Nursery and Infant School

Ofsted Rating: Requires improvement | Pupils: 211 | Distance:0.13



2 Guillemont Junior School

Ofsted Rating: Requires improvement | Pupils: 362 | Distance:0.36



3 Cove School

Ofsted Rating: Good | Pupils: 979 | Distance:0.54



4 Cove Infant School

Ofsted Rating: Good | Pupils: 171 | Distance:0.54



5 Cove Junior School

Ofsted Rating: Good | Pupils: 295 | Distance:0.59



6 Pinewood Infant School

Ofsted Rating: Good | Pupils: 97 | Distance:0.59



7 Manor Junior School

Ofsted Rating: Good | Pupils: 327 | Distance:0.67

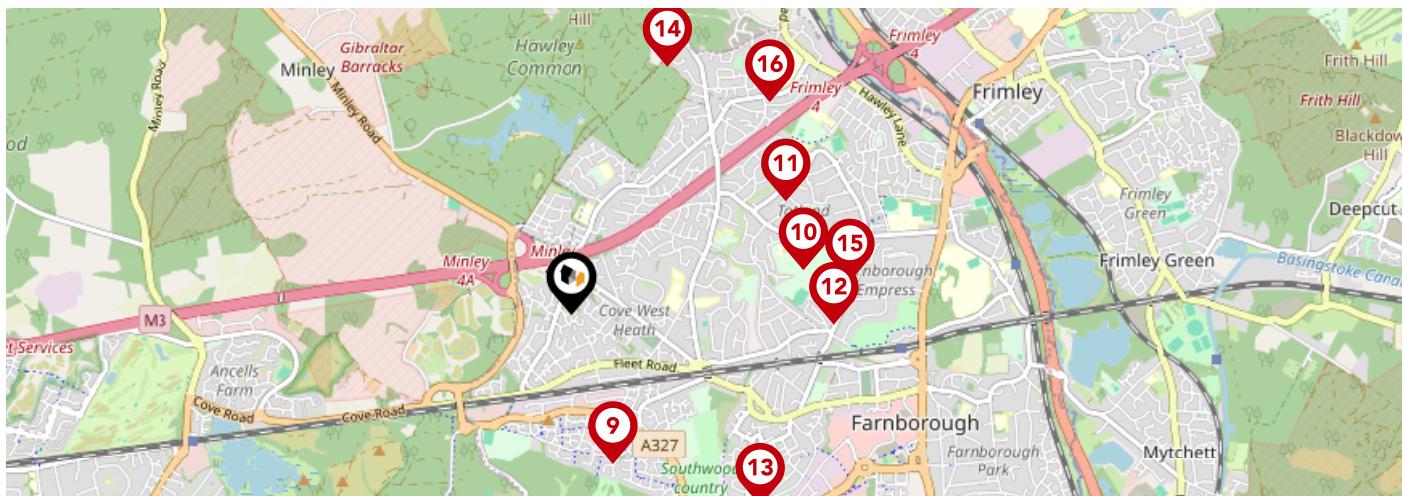


8 Manor Infant School

Ofsted Rating: Requires improvement | Pupils: 199 | Distance:0.67



Area Schools



Nursery Primary Secondary College Private



Southwood Infant School

Ofsted Rating: Good | Pupils: 124 | Distance: 0.72



Samuel Cody School

Ofsted Rating: Good | Pupils: 287 | Distance: 1.1



Grange Community Junior School

Ofsted Rating: Outstanding | Pupils: 235 | Distance: 1.13



St Bernadette's Catholic Primary School

Ofsted Rating: Good | Pupils: 217 | Distance: 1.22



Tower Hill Primary School

Ofsted Rating: Outstanding | Pupils: 421 | Distance: 1.24



Hurst Lodge School

Ofsted Rating: Not Rated | Pupils: 171 | Distance: 1.24



Cherrywood Community Primary School

Ofsted Rating: Good | Pupils: 180 | Distance: 1.3

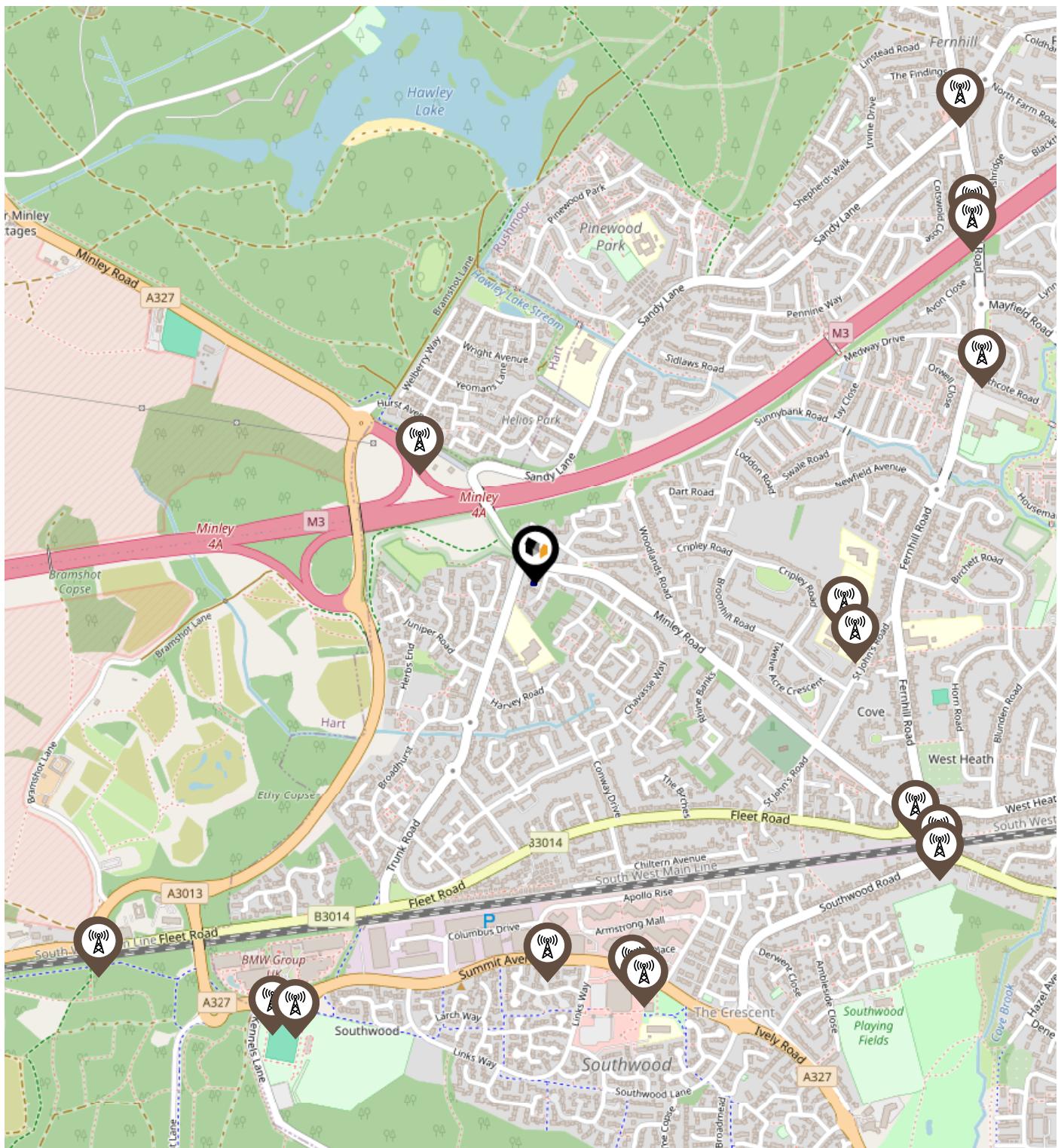


The Ferns Primary Academy

Ofsted Rating: Serious Weaknesses | Pupils: 97 | Distance: 1.35



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

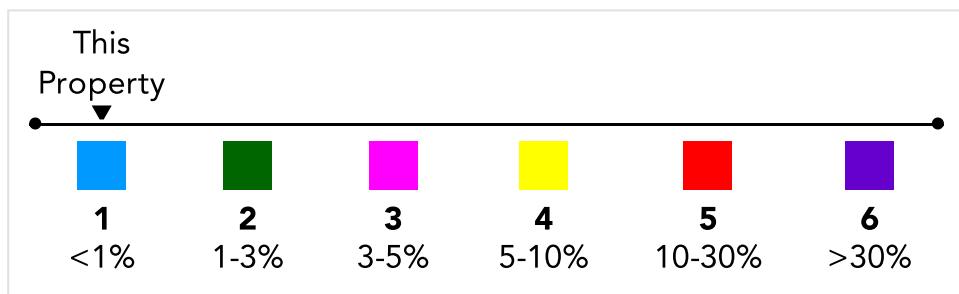
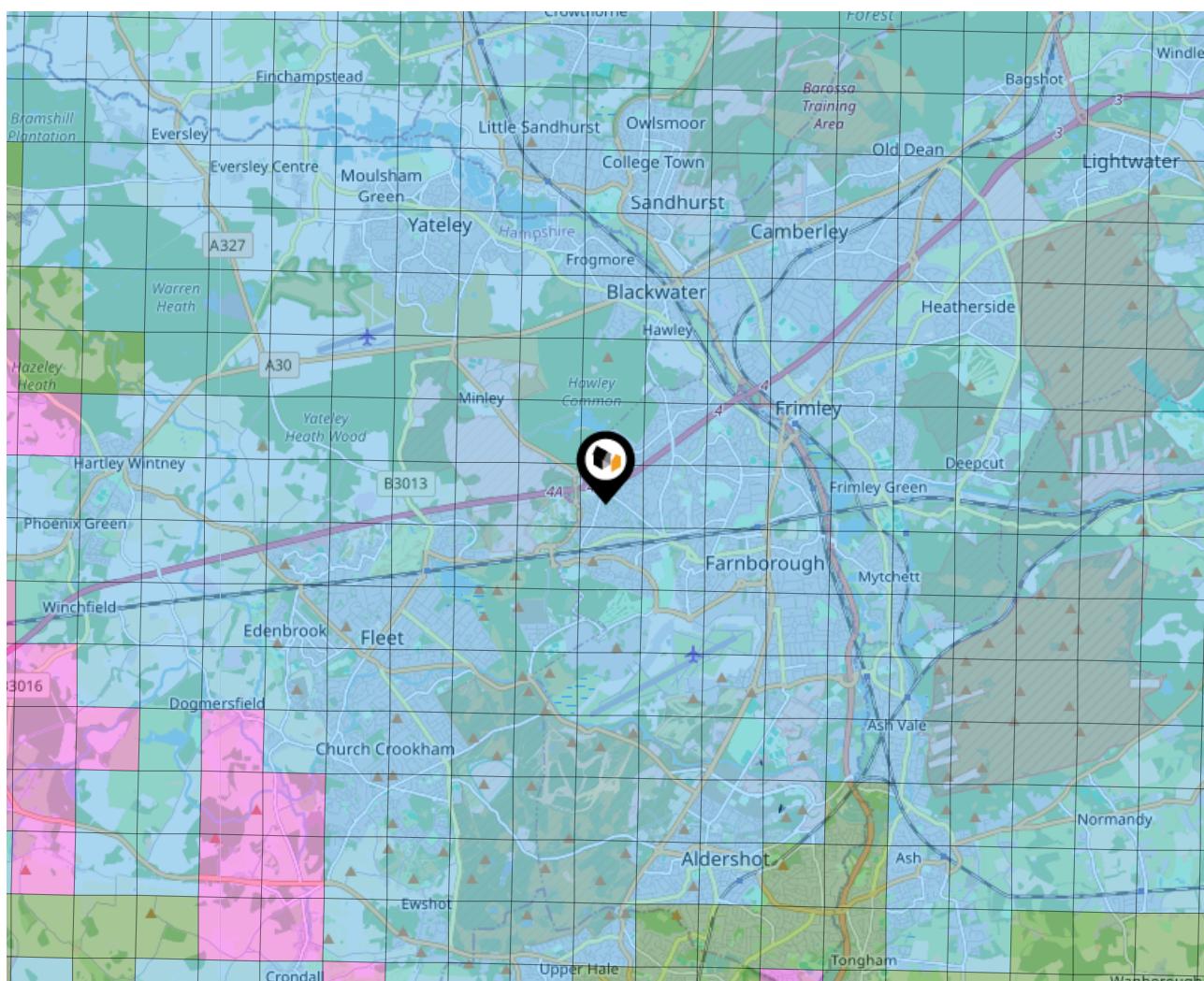
Environment

Radon Gas

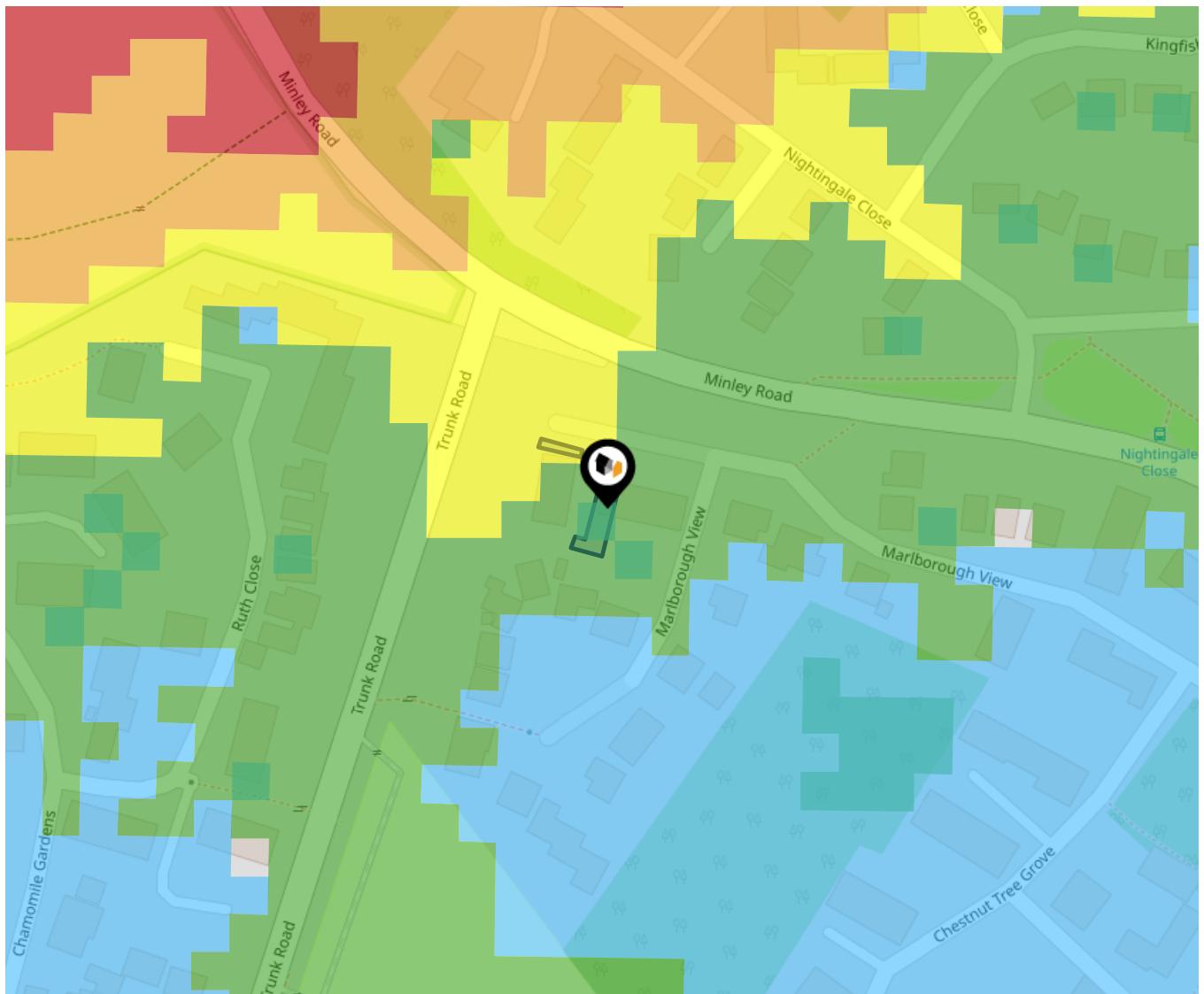


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:

NONE

Parent Material Grain:

ARENACEOUS

Soil Group:

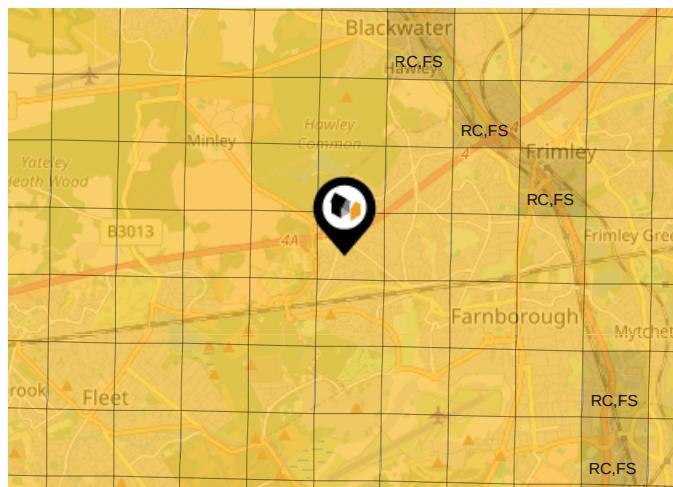
LIGHT TO MEDIUM

Soil Texture:

SAND TO LOAM

Soil Depth:

DEEP



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Avocado Property

About Us



Avocado Property

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We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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