



Osbornes
Independent estate agents

Camp Road | Farnborough

This detached two double bedroom character bungalow is located in the heart of North Camp a stones throw from the local shops, restaurants and cafes.

Detached | Two Bedrooms | Two Reception Rooms | Modern Kitchen | Landscaped Garden | Off Street Parking for Two Cars

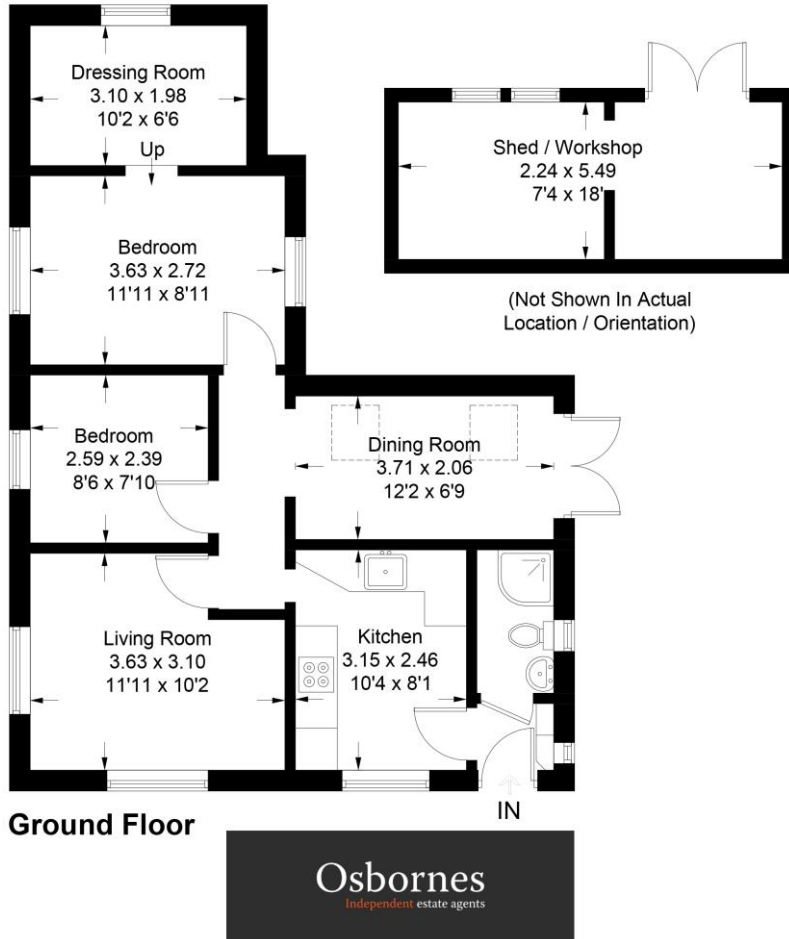
£400,000 | Freehold

This detached two double bedroom character bungalow is located in the heart of North Camp a stones throw from the local shops, restaurants and cafes. The bungalow benefits from a modern kitchen with woodblock worksurfaces and Bosch appliances, dual aspect living room, dining room with vaulted ceiling and French doors to garden, the master bedroom further benefits from a spacious dressing room, modern shower room, private landscaped garden and off street parking for two cars. Situated on the desirable south side of Farnborough, ideally located for local primary, junior and secondary schools and offers commuter access via the A331 (serving the M3 and A3). Council Tax Band: B EPC Band: D





Approximate Gross Internal Area = 58.8 sq m / 633 sq ft
 Shed / Workshop = 12.4 sq m / 133 sq ft
 Total = 71.2 sq m / 766 sq ft



Ground Floor

Camp Road

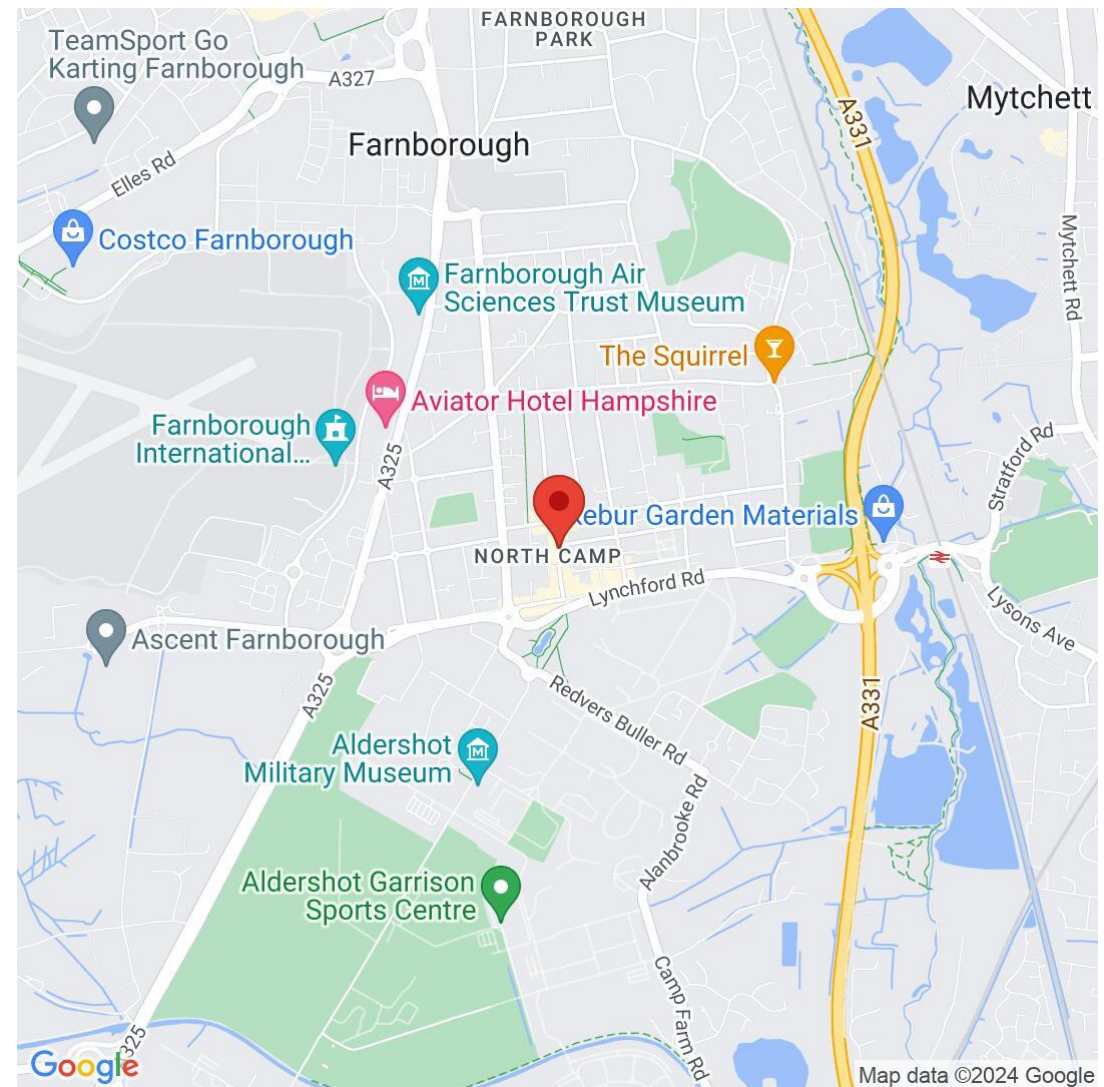
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1004960)

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	