



**Osbornes**  
Independent estate agents

Saltram Road | Farnborough

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# AVENUE FARM DEVELOPMENT. This three bedroom semi detached house is offered to the market in our opinion in very good order throughout.

Semi Detached | Three Bedrooms | Two Reception Rooms | Modern Kitchen | Modern Bathroom | Enclosed Rear Garden

**£1,850 per month**

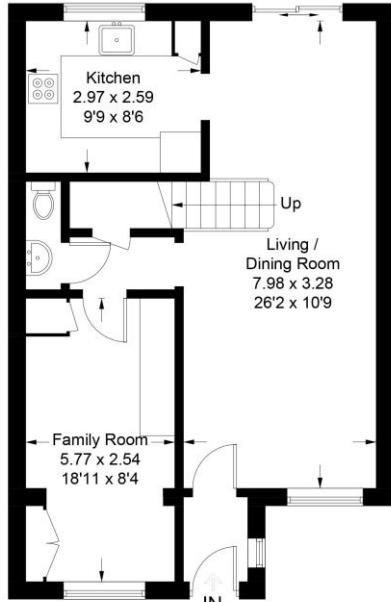
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AVENUE FARM DEVELOPMENT. This three bedroom semi detached house is offered to the market in our opinion in very good order throughout. The property benefits from 26'2" lounge/diner, further seperate family room, downstairs cloakroom, refitted kitchen, refitted modern bathroom, enclosed rear garden and off street parking. Situated in the ever popular Avenue Farm Development and close to King George V playing fields with good access to A331 and M3. Available late March. The property can be offered unfurnished as well as part-furnished. EPC Band: D Council Tax Band: D

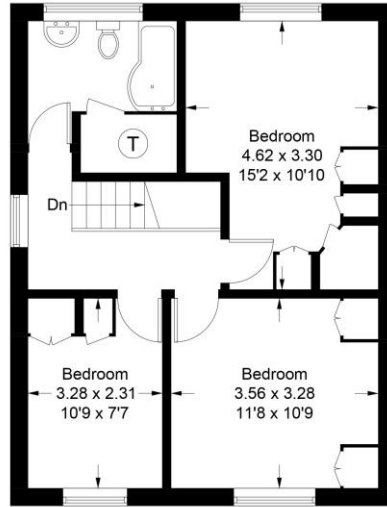




Approximate Gross Internal Area  
 Ground Floor = 54.4 sq m / 585 sq ft  
 First Floor = 48 sq m / 517 sq ft  
 Total = 102.4 sq m / 1102 sq ft



Ground Floor



First Floor



**Saltram Road**

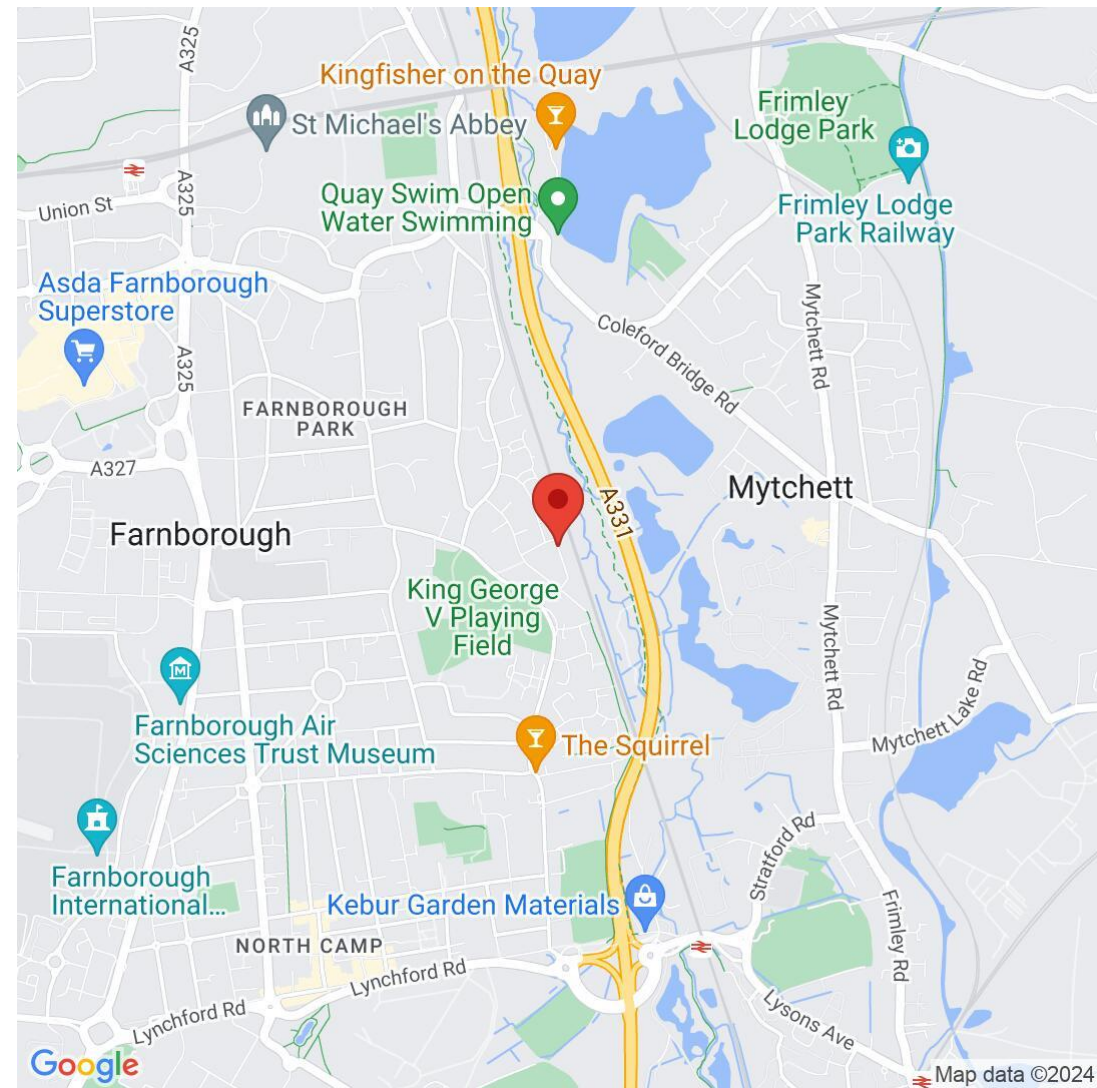
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID932535)

**Osbornes Estate Agents**

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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)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 85        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 66                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |