



**Osbornes**  
Independent estate agents

Stanley Drive | Farnborough



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# This two-bedroom mid-terraced house, located in a cozy cul-de-sac, offers a pleasant living space.

Two Bedrooms | Kitchen | Bathroom | Double Glazing | Enclosed Rear Garden | Off Street Parking for Two Cars

**£325,000 | Freehold**

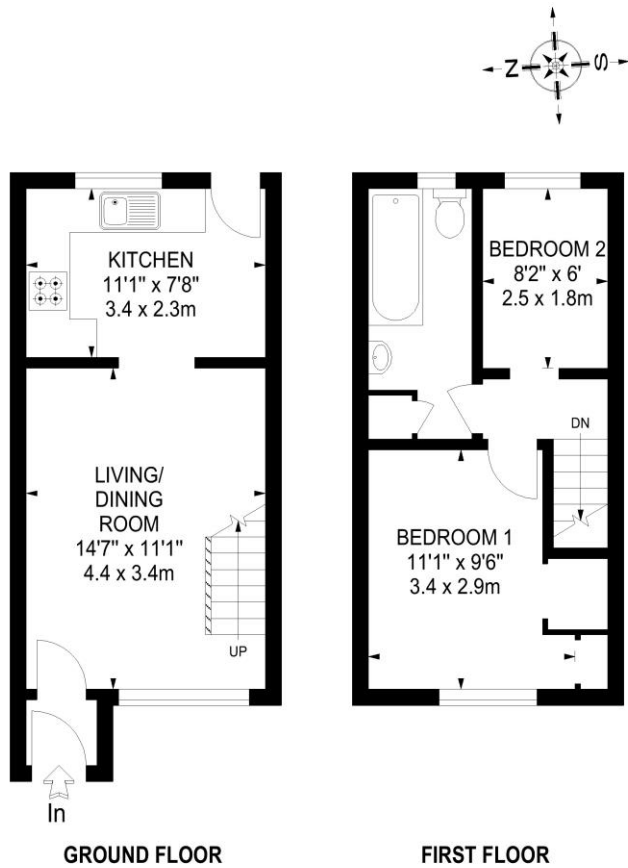
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This two-bedroom mid-terraced house, located in a cozy cul-de-sac, offers a pleasant living space. The first floor features two bedrooms and a three-piece bathroom suite, while the ground floor includes a lounge/diner, kitchen, front entrance porch, and both front and rear gardens. Its charm lies in its compact layout, making it a delightful abode for a small family or individuals seeking a cozy retreat. Council Tax Band C - EPC Band C









GROUND FLOOR

FIRST FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 SQ M**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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REF-OSB 4



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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)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	