



Osbornes
Independent estate agents

Netley Street | Farnborough

Located within the South Farnborough conservation area, this Victorian semi-detached residence boasts three bedrooms, two reception rooms, and is impeccably presented.

Semi Detached | Three Bedrooms | Two Reception Rooms | Refitted Kitchen/Breakfast | Refitted Bathroom | Enclosed Rear Garden

£485,000 | Freehold

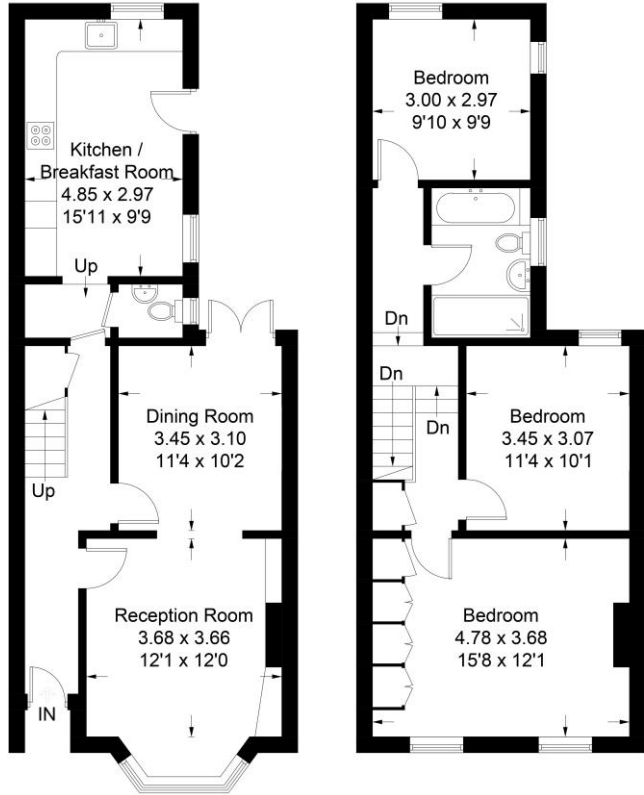
Located within the South Farnborough conservation area, this Victorian semi-detached residence boasts three bedrooms, two reception rooms, and is impeccably presented. The property features a modern kitchen breakfast room, downstairs cloakroom, a recently refitted contemporary four-piece bathroom suite, an enclosed rear garden with access to Osborne Park via a rear gate, and convenient off-street parking. Positioned on a sought-after tree-lined avenue in South Farnborough, it's within walking distance of local amenities and provides effortless access to the A331/M3 and South Farnborough business park. Viewing is highly recommended. Council Tax Band: C EPC Band: D





Netley Street

Approximate Gross Internal Area = 107 sq m / 1152 sq ft



Ground Floor
Sq ft 581

First Floor
Sq ft 571



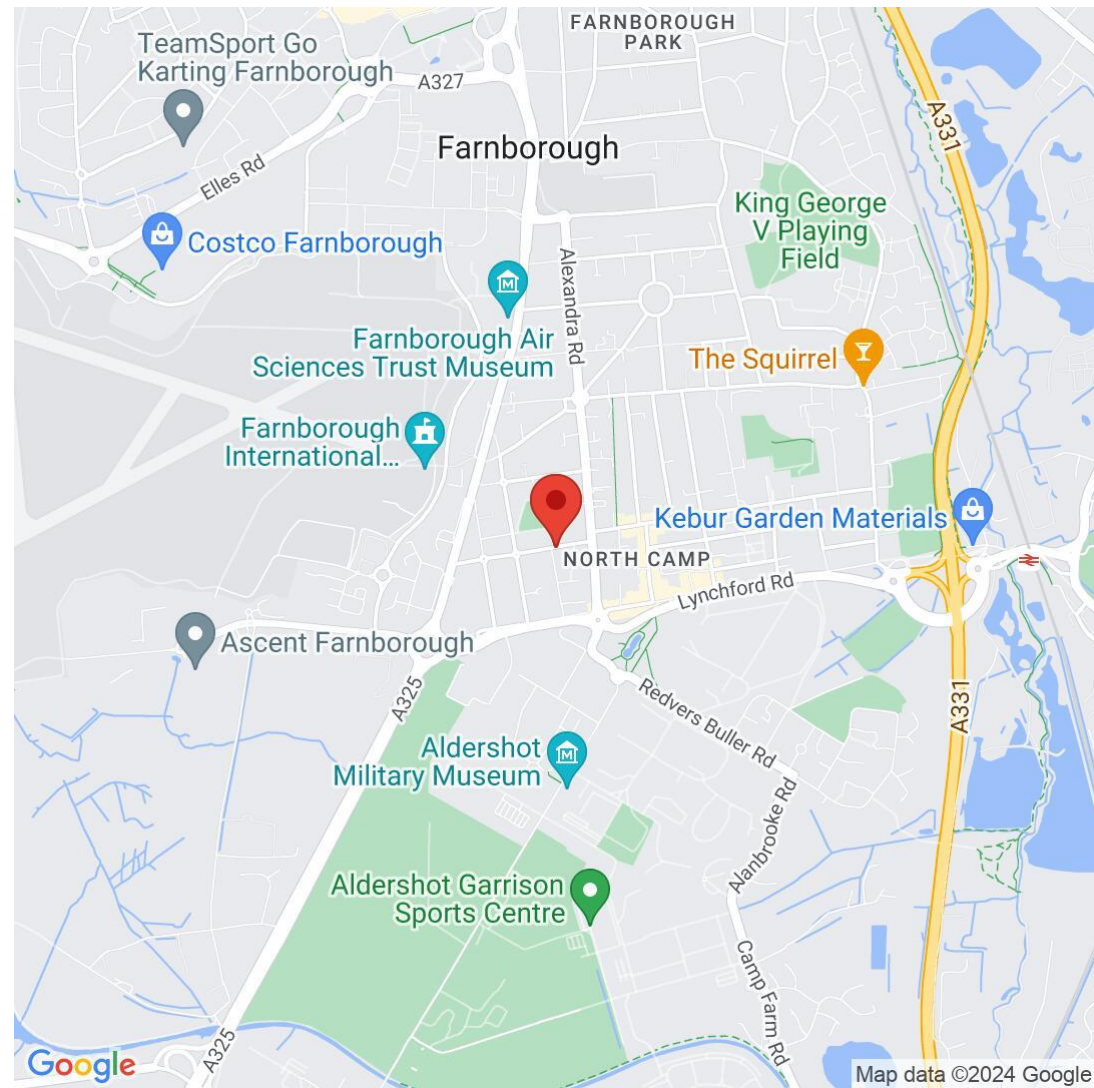
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID529651)

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)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	