



Osbornes
Independent estate agents

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Reading Road |
Farnborough

SOUTH FARNBOROUGH. This two double bedroom end of terrace Victorian home is offered to the market in our opinion in very good condition throughout.

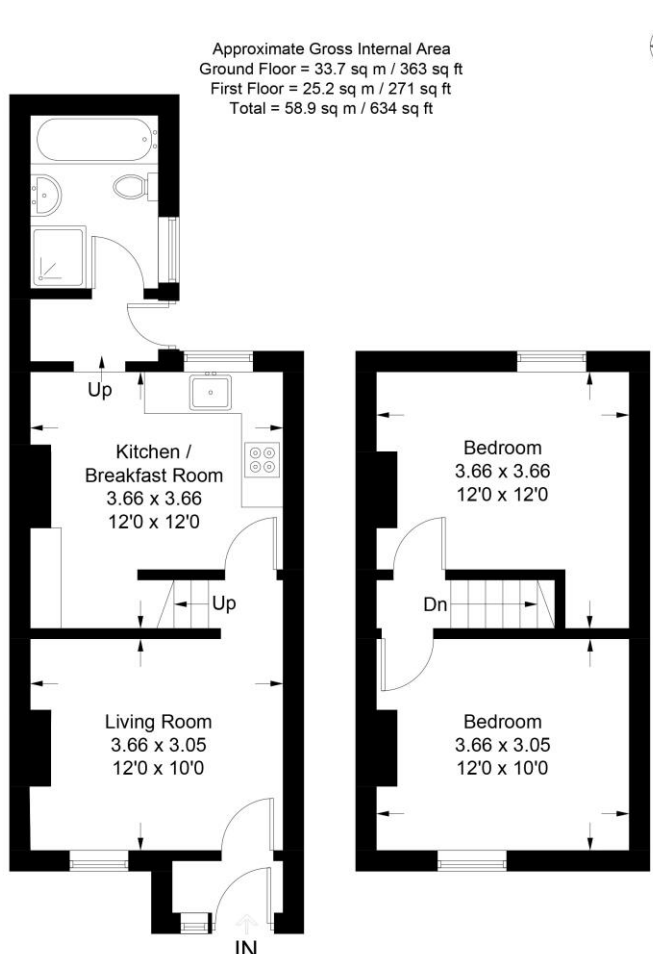
Two Double Bedrooms | Redecorated Throughout & New Carpets | Refitted Kitchen | Refitted Bathroom | Enclosed Rear Garden | No Onward Chain

£325,000 | Freehold

SOUTH FARNBOROUGH. This two double bedroom end of terrace Victorian home is offered to the market in our opinion in very good condition throughout. The property benefits from being redecorated throughout, new carpet, a shaker style kitchen with wood block work surfaces, utility area with white goods to be included if wanted, separate reception room, modern bathroom and enclosed rear garden. Located within walking distance to the ever popular North Camp village and the variety of shops and café's along with the popular local schools. Also offering easy access to the A331/M3. NO ONWARD CHAIN. Council Tax Band: C EPC Band: E







Approximate Gross Internal Area
 Ground Floor = 33.7 sq m / 363 sq ft
 First Floor = 25.2 sq m / 271 sq ft
 Total = 58.9 sq m / 634 sq ft



Ground Floor First Floor



Reading Road

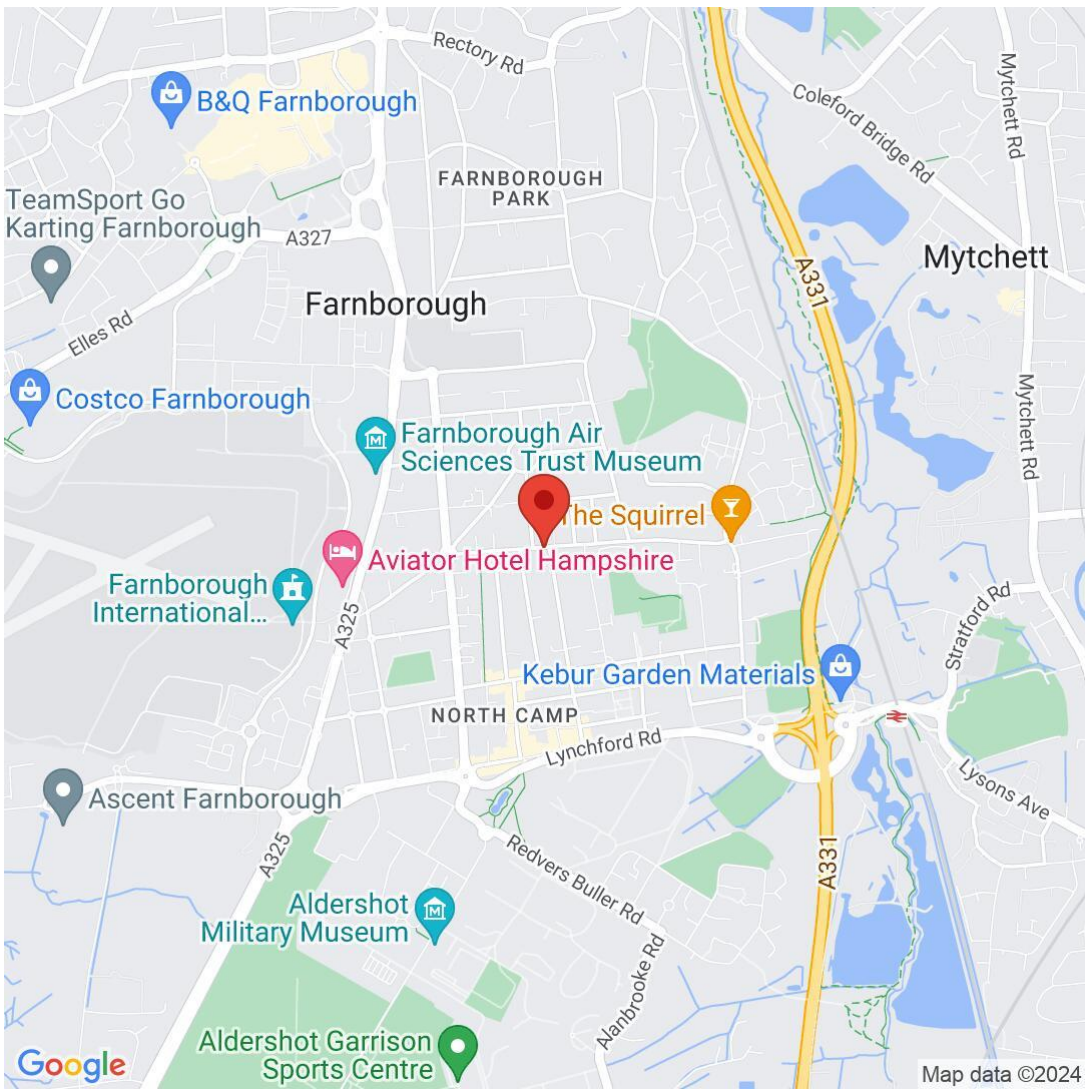
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID793455)

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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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		61	50
EU Directive 2002/91/EC			