



Osbornes
Independent estate agents

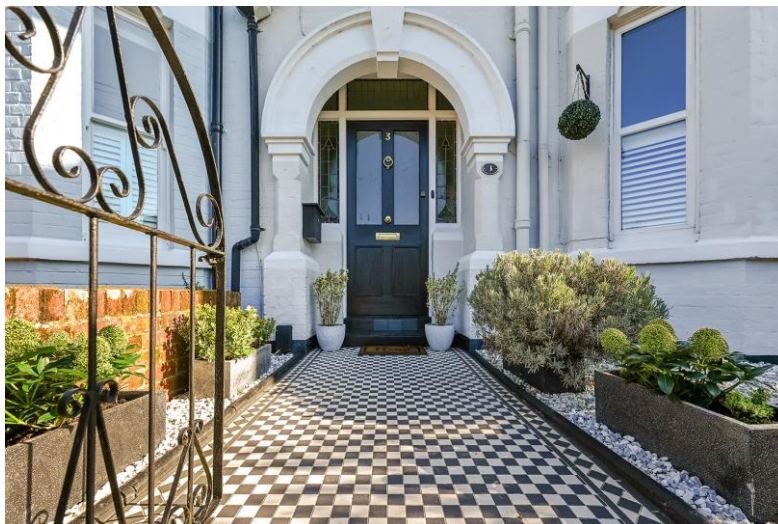
Southampton Street | Farnborough

Osbornes Estate Agents are delighted to present this beautifully presented three-bedroom Victorian terrace in the South Farnborough conservation area.

Three Bedrooms | Modern Kitchen/Diner | Downstairs Cloakroom | Modern Bathroom | Original Features | Courtyard Garden

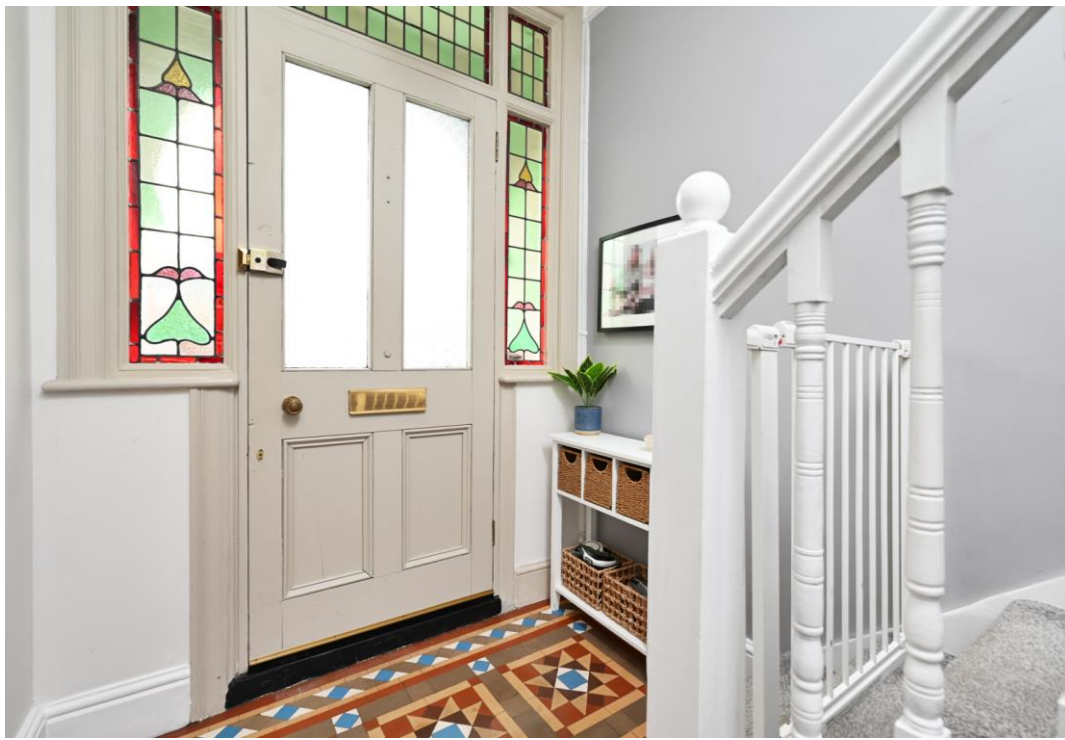
Offers in excess of £450,000 | Freehold

Osbornes Estate Agents are delighted to present this beautifully presented three-bedroom Victorian terrace in the South Farnborough conservation area. This charming home seamlessly blends period character with contemporary finishes, offering a stylish and comfortable living space ideal for families or professionals. Upon arrival, the property boasts a striking Victorian façade with classic bay windows, a gated front garden, and an inviting arched entrance. Stepping inside, the elegant entrance hallway features original-style Victorian tiled flooring, setting the tone for the rest of this beautifully maintained home. The spacious living room is filled with natural light from its large bay window and showcases a stunning cast iron fireplace, high ceilings, herringbone wooden flooring, and tasteful décor that complements the home's character. At the heart of the property is a modern open-plan kitchen and dining area, designed with both aesthetics and practicality in mind. This space features shaker-style cabinetry, sleek subway tiling, oak flooring, and a range cooker, creating a warm and inviting atmosphere for family meals and entertaining guests. Large French doors open onto the low-maintenance courtyard garden, which offers the perfect setting for outdoor dining and relaxation, complete with secure gated rear access and a handy storage outbuilding. Upstairs, the three well-proportioned bedrooms continue the home's elegant theme. The principal bedroom benefits from a beautiful bay window with wooden plantation shutters, allowing for an abundance of natural light, while the additional bedrooms are tastefully decorated and offer versatile living space. The contemporary bathroom, boasting designer green tiles, a stylish walk-in shower, a modern vanity unit, and quality fixtures, creating a spa-like retreat. Situated in South Farnborough, this home is ideally located close to local shops, restaurants, and parks, making it perfect for those who enjoy a vibrant yet community-focused lifestyle. With Farnborough Main train station just a short distance away, commuters will appreciate the excellent transport links to London Waterloo and beyond. Families will also benefit from being within the catchment area for highly regarded local schools. This stunning home is a rare opportunity to own a charming Victorian property that has been thoughtfully updated to meet modern living standards while retaining its historic charm. Contact Osbornes Estate Agents today to arrange a viewing and



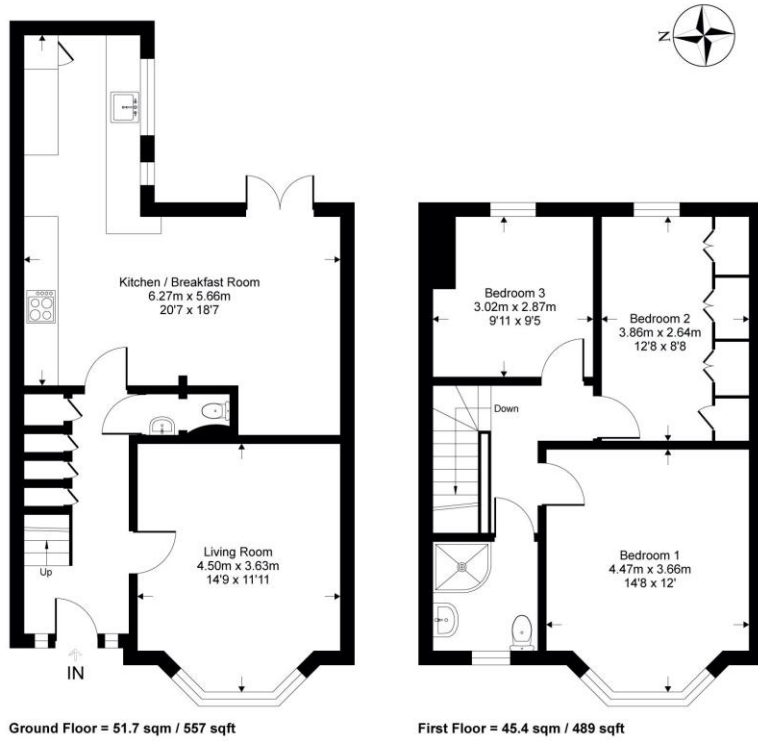
discover everything this beautiful home has to offer.

Council Tax Band: C EPC Band: C



Southampton Street

Approximate Gross Internal Area = 97.1 sq m / 1046 sq ft



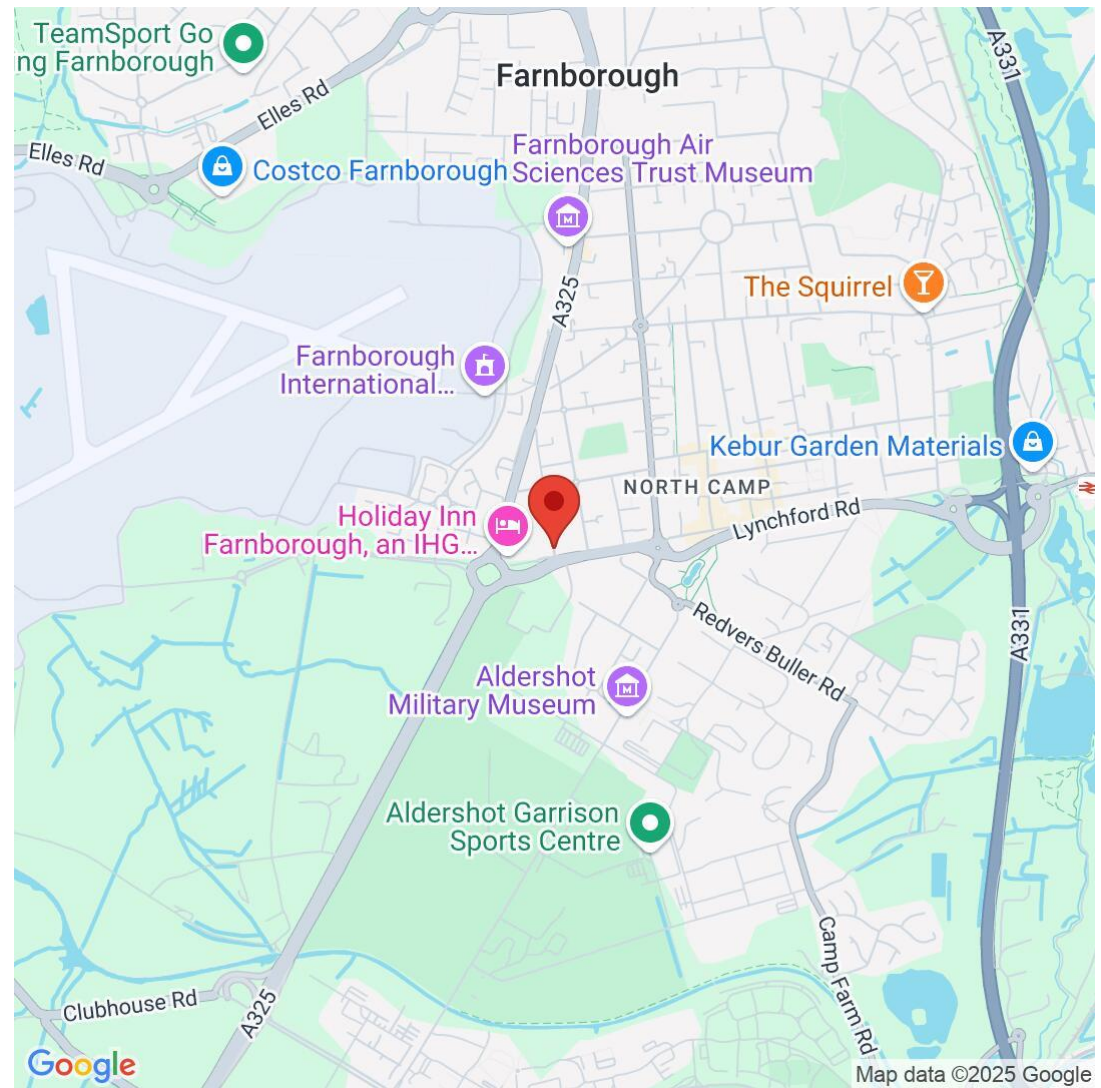
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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		87
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	