



**PANTERA
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26 Lye Copse Avenue **, Farnborough, GU14 8DX**

A spacious, extended three-bedroom semi-detached house offering approximately 1,132 sq ft over two floors. The lounge, family room and diner open onto a good-sized rear garden, all within an established residential area close to local schools and rail links.

Guide price £330,000

26 Lye Copse Avenue

, Farnborough, GU14 8DX

- Three-bedroom semi-detached house, 1,132 sq ft gross internal floor area
- Freehold Property
- Sold As Seen
- Ready for a buyer to refurbish and put their own stamp on it
- Family bathroom with bath and separate shower enclosure
- Established residential area of Farnborough, with rail links to London Waterloo and access to the M3
- Suits first-time buyers, families, investors and developers

Property Description

The property comprises a three-bedroom semi-detached house with extended ground-floor accommodation, situated within an established residential area of Farnborough. The ground floor comprises an entrance porch and hallway, reception room, dining area, fitted kitchen with range cooker and separate WC. The first floor provides three bedrooms and a family bathroom.

Externally, the property benefits from front and rear gardens, with the good-sized rear garden accessible via French doors from both reception areas. The property represents an opportunity for both owner-occupiers and investors.

For further information or to arrange a viewing, please contact George at Pantera Property on 0330 118 6610 or email george@panteraproperty.com.

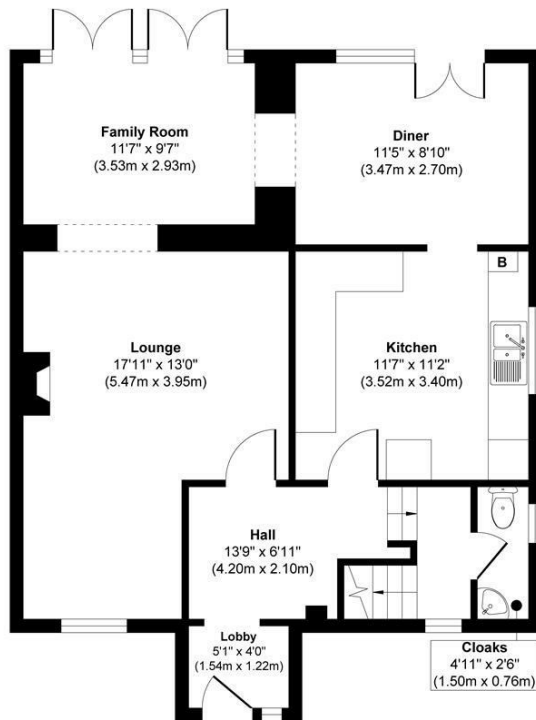
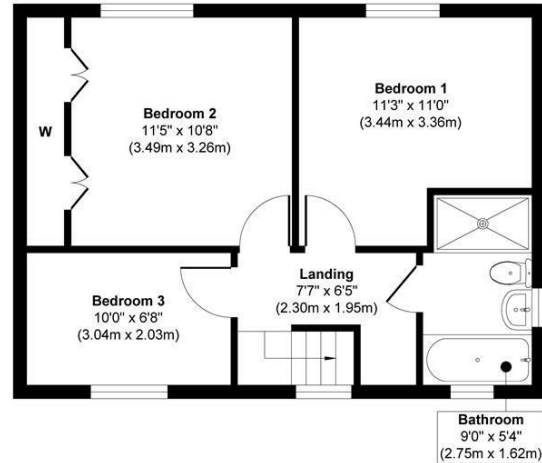
Location

Farnborough is a popular Hampshire town offering a range of local amenities, including shops, supermarkets, restaurants, cafés, schools and leisure facilities. The property is situated on Lye Copse Avenue, within an established residential area with access to nearby green spaces and local services. Farnborough town centre provides a wider selection of shopping and dining options, while the surrounding area offers a range of educational and recreational facilities.

The town benefits from rail connections to London Waterloo and surrounding towns, making it a convenient location for commuters. Road links are also good, with the M3 providing access to the wider motorway network and surrounding areas. Overall, Farnborough is an established residential location appealing to a range of purchasers, including families, first-time buyers and commuters.



Lye Copse Ave, GU14 1DX



Approx. Gross Internal Floor Area 1132 sq. ft / 105.28 sq. m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC



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