



Osbornes
Independent estate agents

Reading Road | Farnborough

SOUTH FARNBOROUGH.

Two Double Bedrooms | Two Reception Rooms | Modern Kitchen | Modern Bathroom | Garden

£315,000 | Freehold

SOUTH FARNBOROUGH. A charming two-bedroom character cottage situated on Reading Road, Farnborough, offering well-presented accommodation arranged over two floors and a private rear garden.

The ground floor comprises a cosy front living room with a feature fireplace, creating a warm and inviting reception space. To the rear is a separate dining room, providing a useful second reception area and access through to the kitchen. The kitchen is fitted with a range of modern white units, work surfaces, integrated oven and hob, with space for further appliances and direct access out to the rear garden. A ground floor bathroom is positioned beyond the dining area and includes a bath with shower over, WC and wash hand basin.

Upstairs, the property offers two well-proportioned bedrooms. The main bedroom is positioned to the front of the house, while the second bedroom overlooks the rear and benefits from built-in storage.

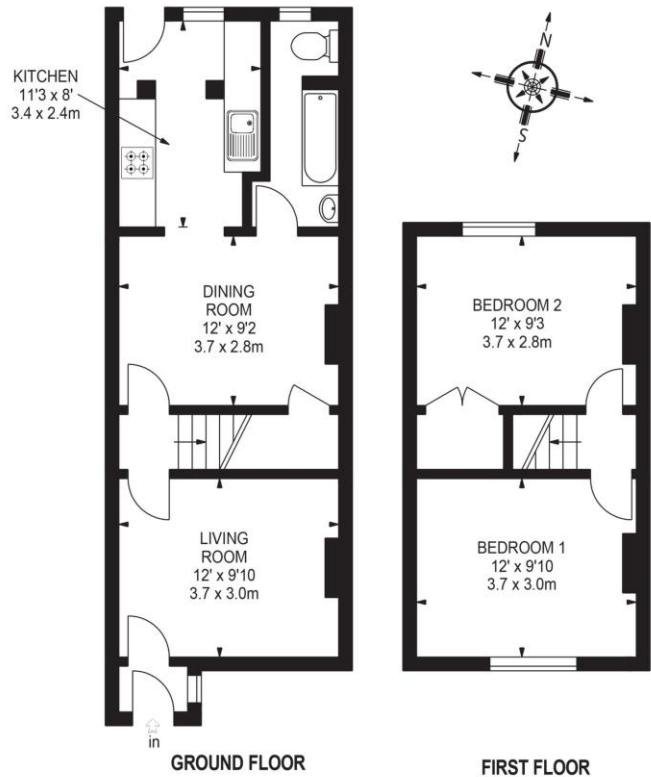
Externally, the property has a small enclosed frontage with gated access, while the rear garden has been designed for low maintenance, with a paved patio area, raised artificial lawn and useful timber storage shed. The garden provides an attractive outside space for seating and entertaining.

Reading Road is a convenient residential location within easy reach of Farnborough town centre, local shops, schools and amenities, as well as Farnborough mainline station and North Camp village.

EPC Band: D - Council Tax Band: C







APPROX. GROSS INTERNAL FLOOR AREA 704 SQ FT / 65.40 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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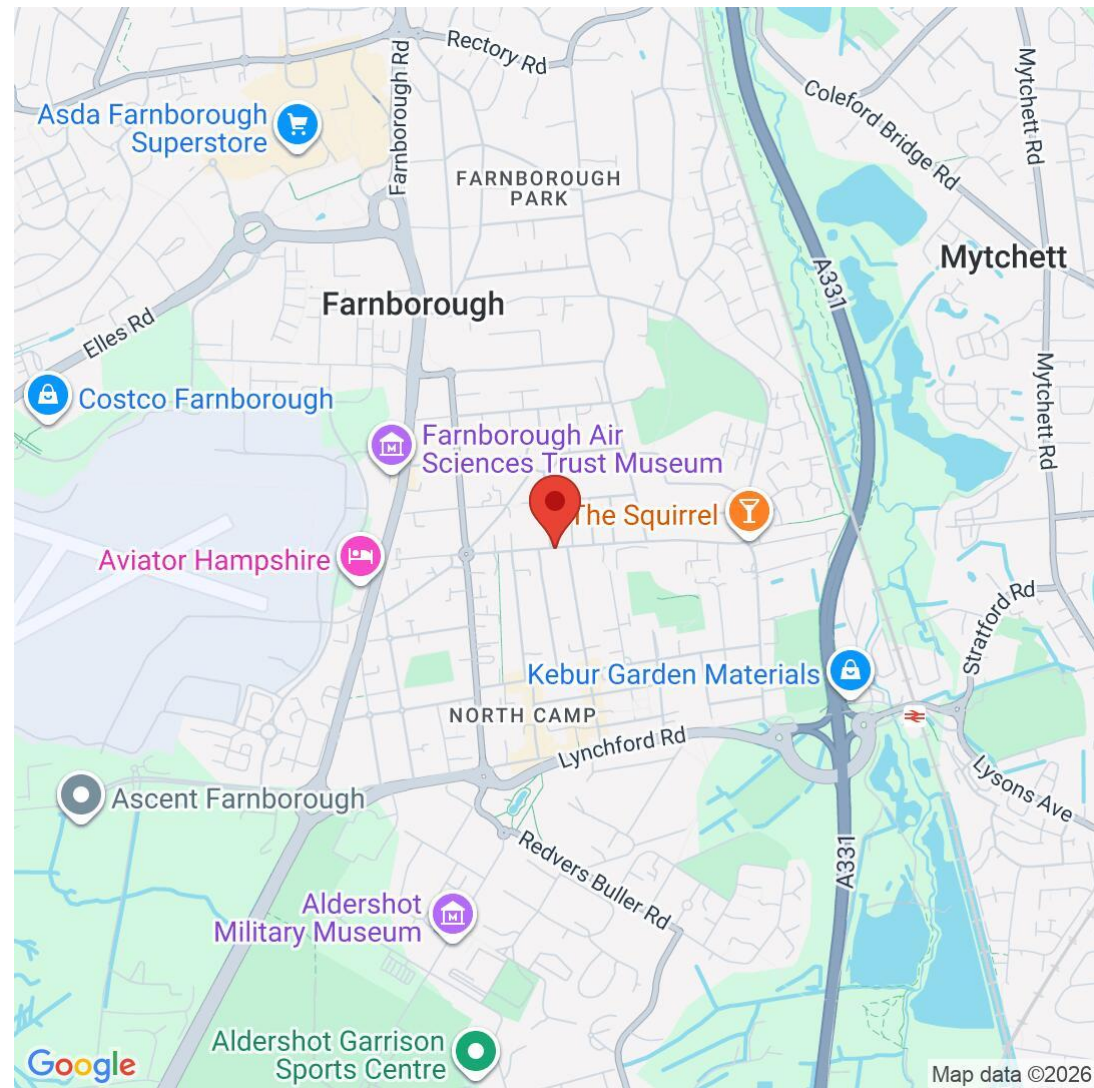


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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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		80
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	