

Selbon
Simply Different

Giffard Drive, Farnborough,
Hampshire, GU14 8PZ

Offers over £230,000 Leasehold

2 1 1 D

01252 979300
Selbonproperty.co.uk

- Two Bedroom First Floor Maisonette
- Shower Room With Glass Panelled Shower Cubicle
- Gas Central Heating
- Rear Garden (Currently shared with neighbour)
- £150 Ground Rent
- Modern Kitchen With Ample Storage
- UPVC Double Glazing
- Garage With Power And Lighting
- 112 year lease
- Ideal First Purchase Or Investment Property

Selbon Estate Agents are delighted to offer to the market this well presented, two bedroom, first floor maisonette located in Farnborough.

The school catchment is this area currently includes: Cherrywood Community Primary School, Grange Community Junior School and Cove Secondary School.

Inside, the hallway gives access to a storage cupboard, 2 bedrooms (one front aspect, one rear aspect), and a spacious front aspect living/dining room with a electric fireplace. The rear aspect modern kitchen includes a range of base level and eye level storage cupboards, fan oven and a four burner electric hob with wall mounted extractor fan. The tiled shower room includes a W.C, ceramic wash basin and a glass panelled corner shower cubicle with an electric, wall mounted shower.

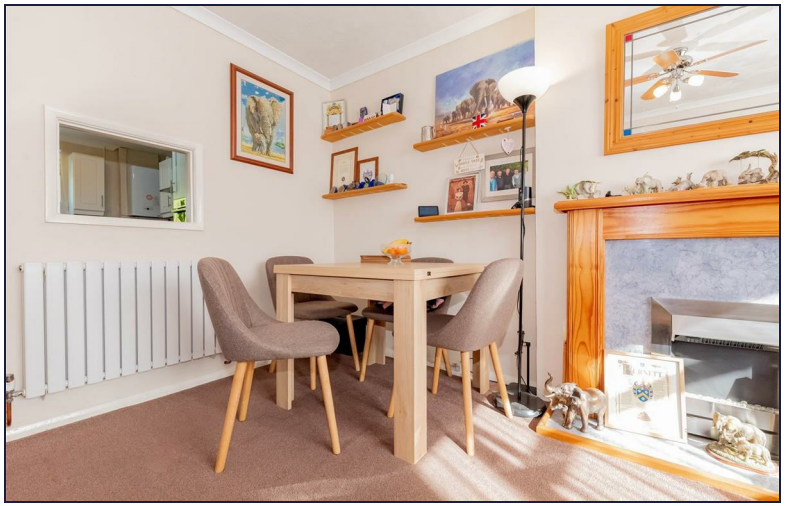
To the side of the home is a driveway (not owned by the property) leading to the garage which is equipped with power and lighting. To the rear there is a garden which is mainly laid to lawn. We are advised that half the garden belongs to the adjoining property but the boundary is currently not in place as agreed with the neighbouring home. There is a concrete base to the rear of the garage, ideal for anyone wanting to fit a shed for outside storage.

Other notable features include: Gas central heating and UPVC double glazing.

The lease was extended to 125 years on 18th July 2013 with 112 years remaining.

The vendors advise us that there is no service charge, the owners of 79 & 81 Giffard Drive are responsible for the maintenance of the building.

We are advised that the current ground rent for this home is: £150 per annum.

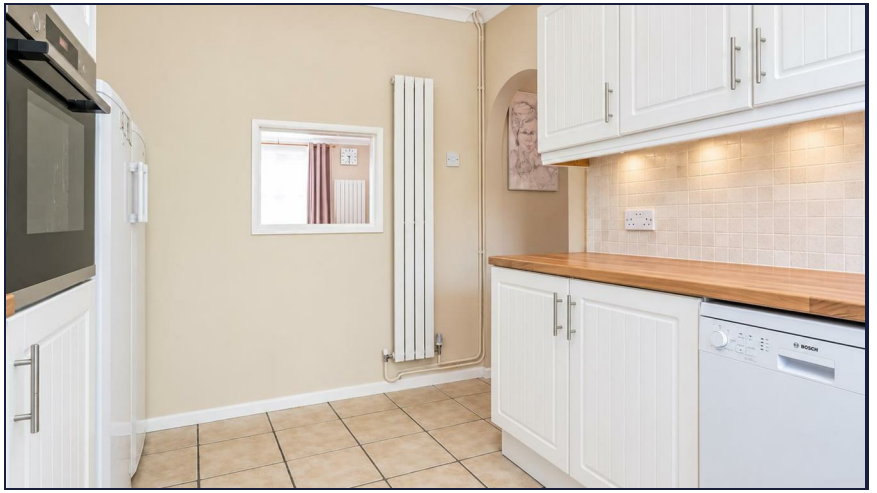


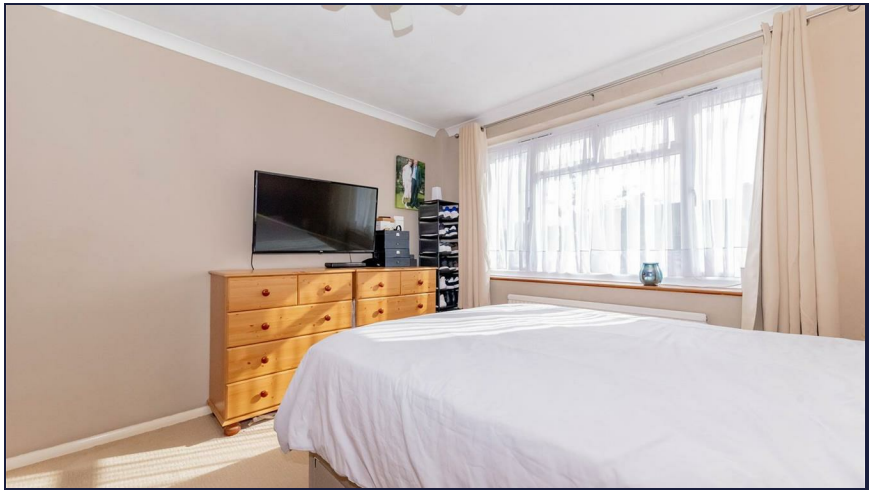





I thought my
FAMILY TREE
would a bunch of
NUTS







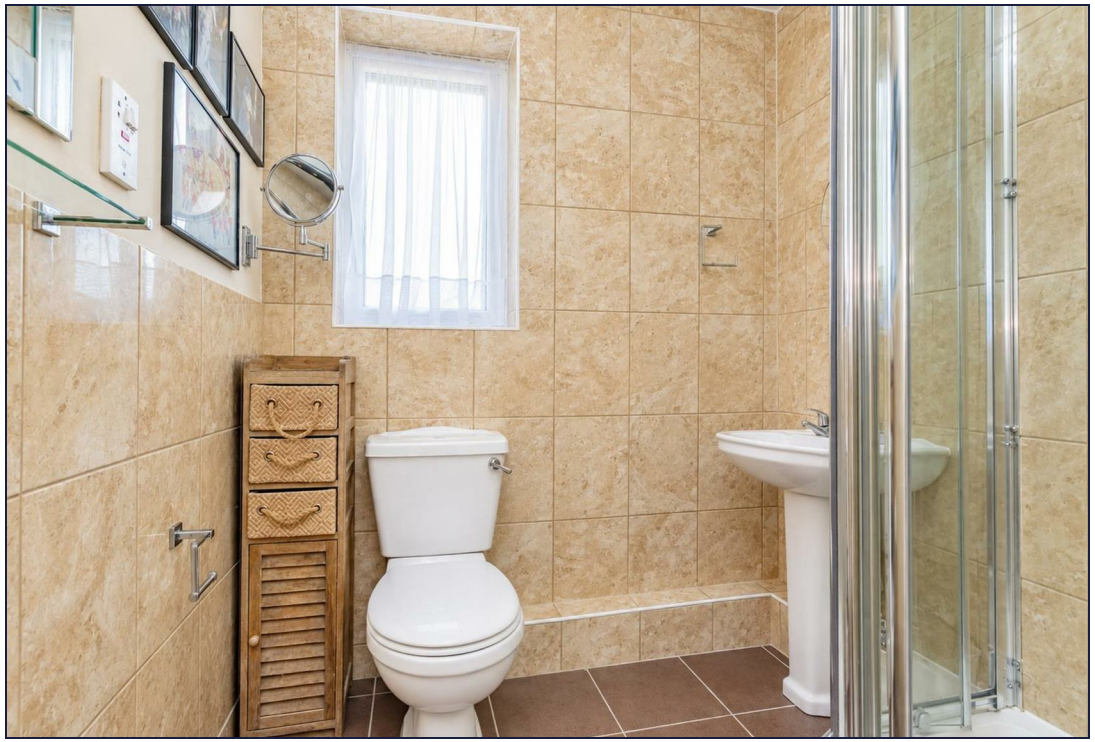












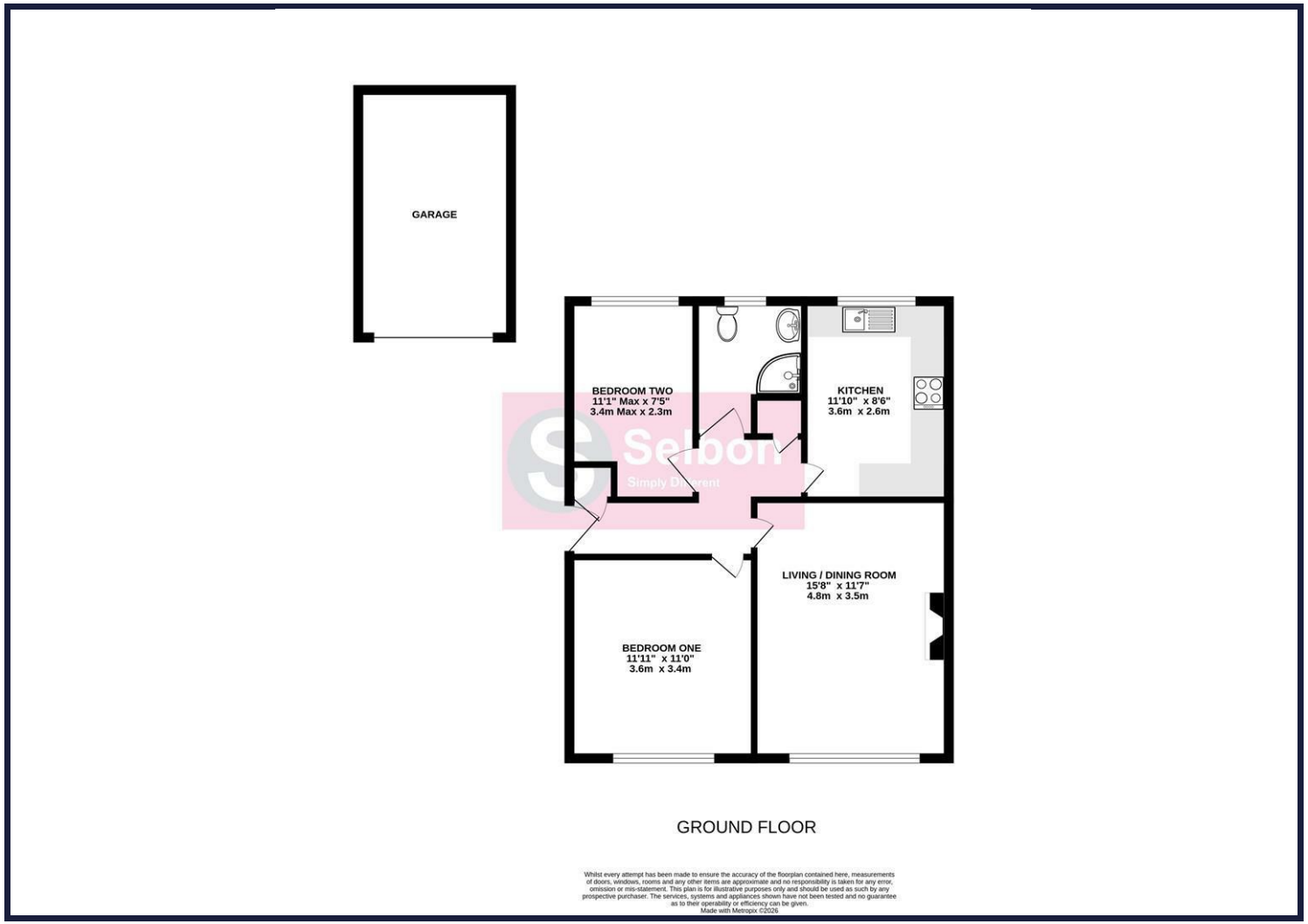




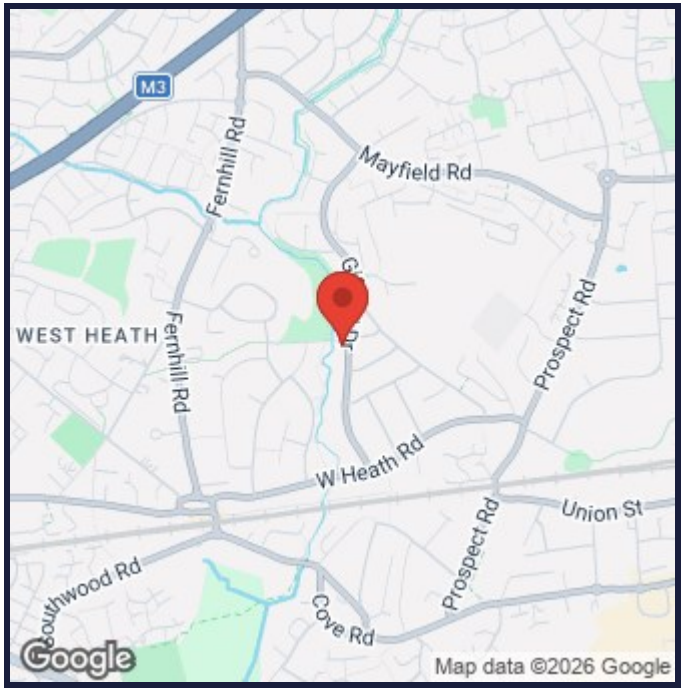



FB

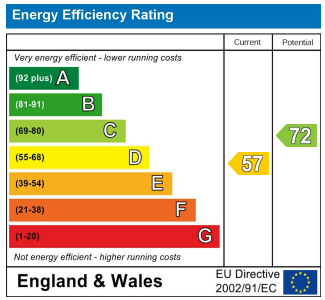
Floor Plans

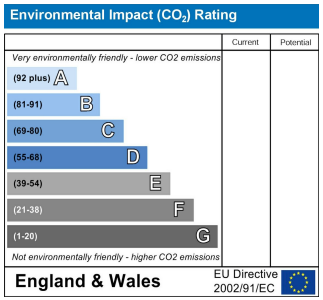


Area Map



Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: B

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk