

Selbon
Simply Different

York Road, Farnborough,
Hampshire, GU14 6NE

Guide price £425,000 Freehold

3 1 2

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Selbonproperty.co.uk

- No Onward Chain
- Requiring Modernisation Throughout
- Spacious Living Room with Bay Window
- Separate Dining Room
- Lean-To/Utility Area & Downstairs Cloakroom
- Three Bedroom Family Home
- Excellent Potential to Improve
- Principal Bedroom with Extensive Built-In Storage
- Kitchen/Breakfast Room
- Low-Maintenance Rear Garden with Side Access







Selbon Estate Agents are delighted to present to the market this three-bedroom family home, situated in York Road, Farnborough and is offered with no onward chain. Requiring modernisation throughout, the property offers excellent potential for buyers looking to put their own stamp on a home and create something to suit their individual tastes and requirements.

The ground floor accommodation comprises an entrance hall leading through to a spacious living room with a feature bay window, a separate dining room and a kitchen/breakfast room. A useful lean-to/utility area provides additional practical space, whilst a downstairs cloakroom completes the ground floor accommodation.

To the first floor are three bedrooms, including two well-proportioned doubles. The principal bedroom benefits from extensive built-in storage, whilst the second bedroom also features a useful storage cupboard. The third bedroom offers flexibility for use as a child's bedroom, nursery or home office, with a family bathroom completing the first floor accommodation.

Externally, the property benefits from a low-maintenance rear garden with the added convenience of side access, whilst parking is available on street.

Although requiring updating throughout, this property presents an exciting opportunity for purchasers seeking a home with considerable potential in an established residential location within Farnborough.

Offered for sale with no onward chain, the property presents an excellent opportunity for purchasers seeking a home with potential. Whilst requiring modernisation throughout, it offers scope to create a home to suit individual tastes.

York Road is conveniently located for Farnborough town centre, with its range of shops, restaurants and amenities. Farnborough Main station provides regular services to London Waterloo, whilst the A331, M3 and A30 offer excellent road links. Local schools, parks and green spaces are also within easy reach.



















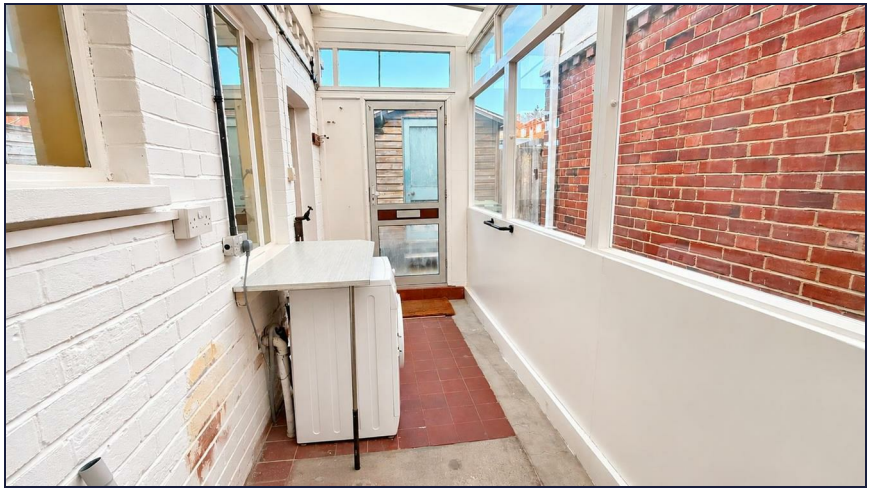










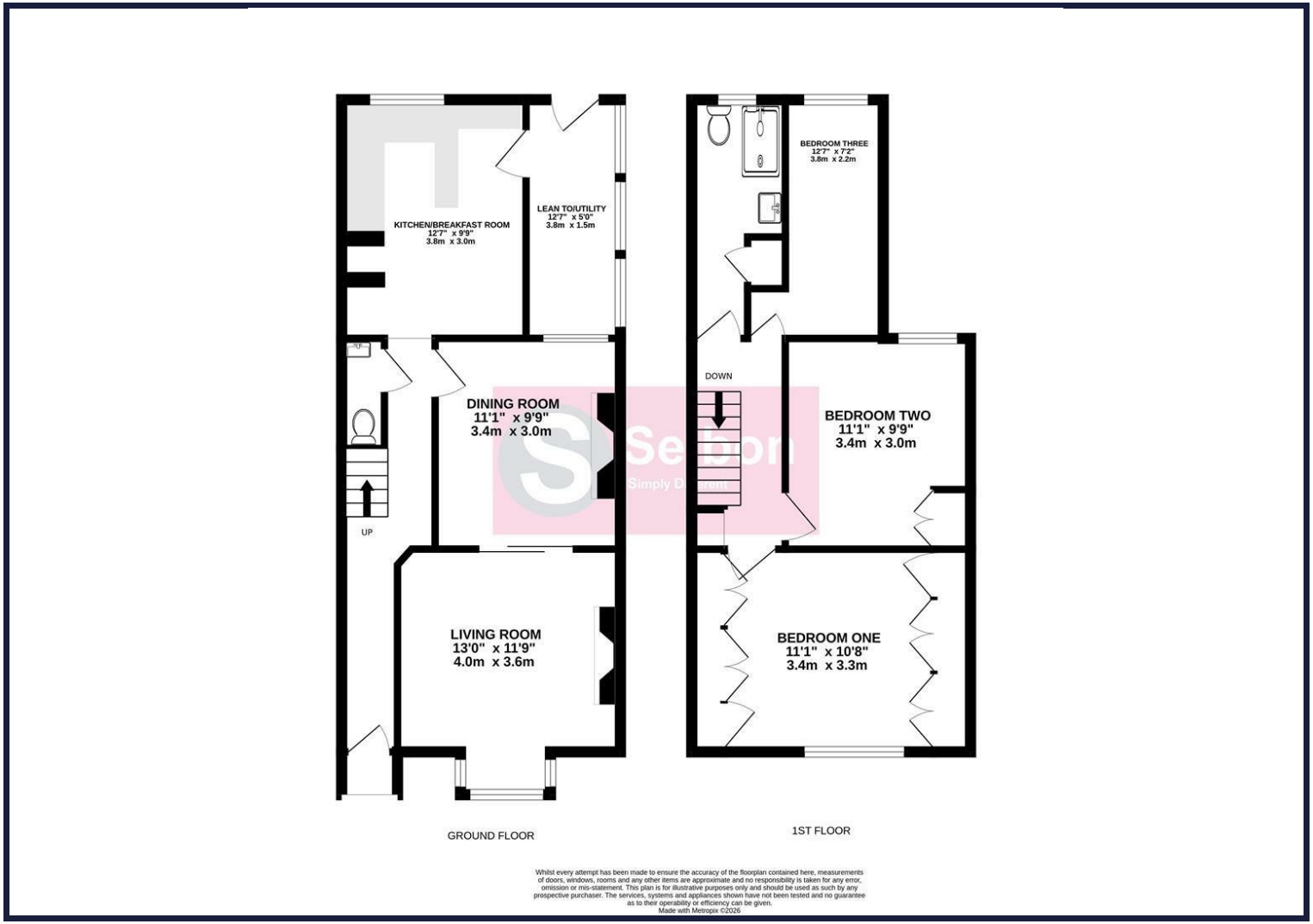








Floor Plans

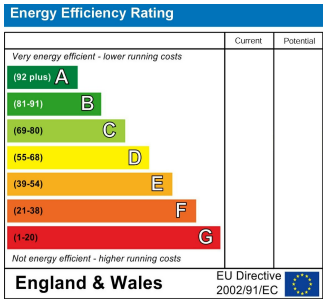


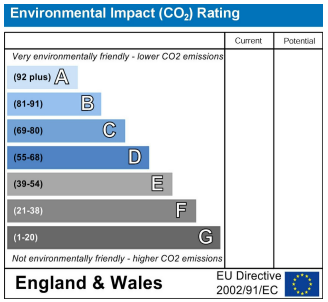
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: D

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