



Osbornes
Independent estate agents

Rose Court
High Street | North Camp
Farnborough

This two bedroom mid terrace house is a gem nestled in the heart of North Camp.

Two Bedrooms | Driveway Parking | Openplan Living | Visitor Parking | Solar Panels | Gas Central Heating

£300,000 | Freehold

This two bedroom mid terrace house is a gem nestled in the heart of North Camp. The property boasts solar panels to the south facing roof, one double bedroom, one generous single bedroom and a family bathroom on the first floor. The open plan living area on the ground floor includes a kitchen, dining area, and lounge, creating a welcoming space for relaxation and entertainment. Additionally, the property features driveway parking for one car, adding convenience to your everyday life along with visitor parking to the rear. Timber bike store.

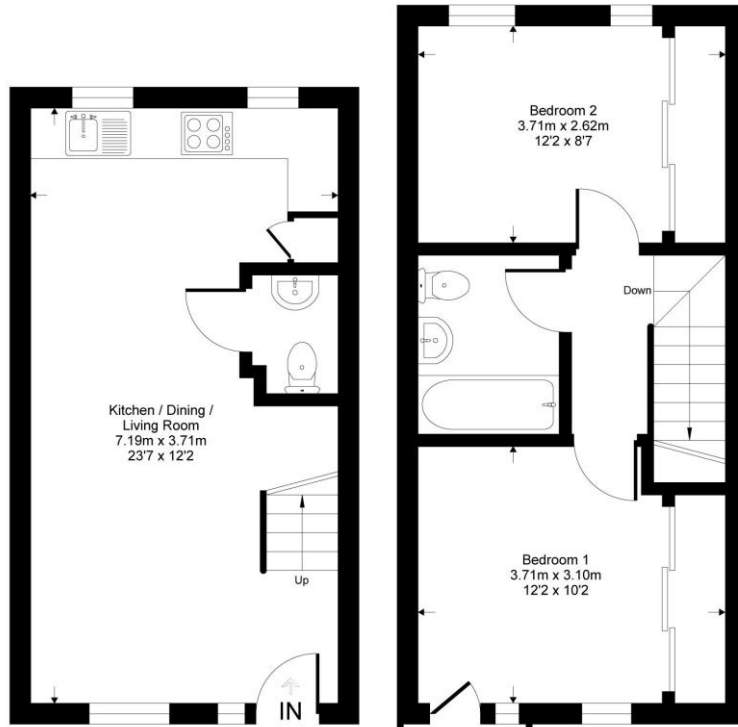
Council Tax Band C - EPC
Band B





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Approximate Gross Internal Area = 56.9 sq m / 613 sq ft



Ground Floor = 26.6 sqm / 287 sqft

First Floor = 30.2 sqm / 326 sqft

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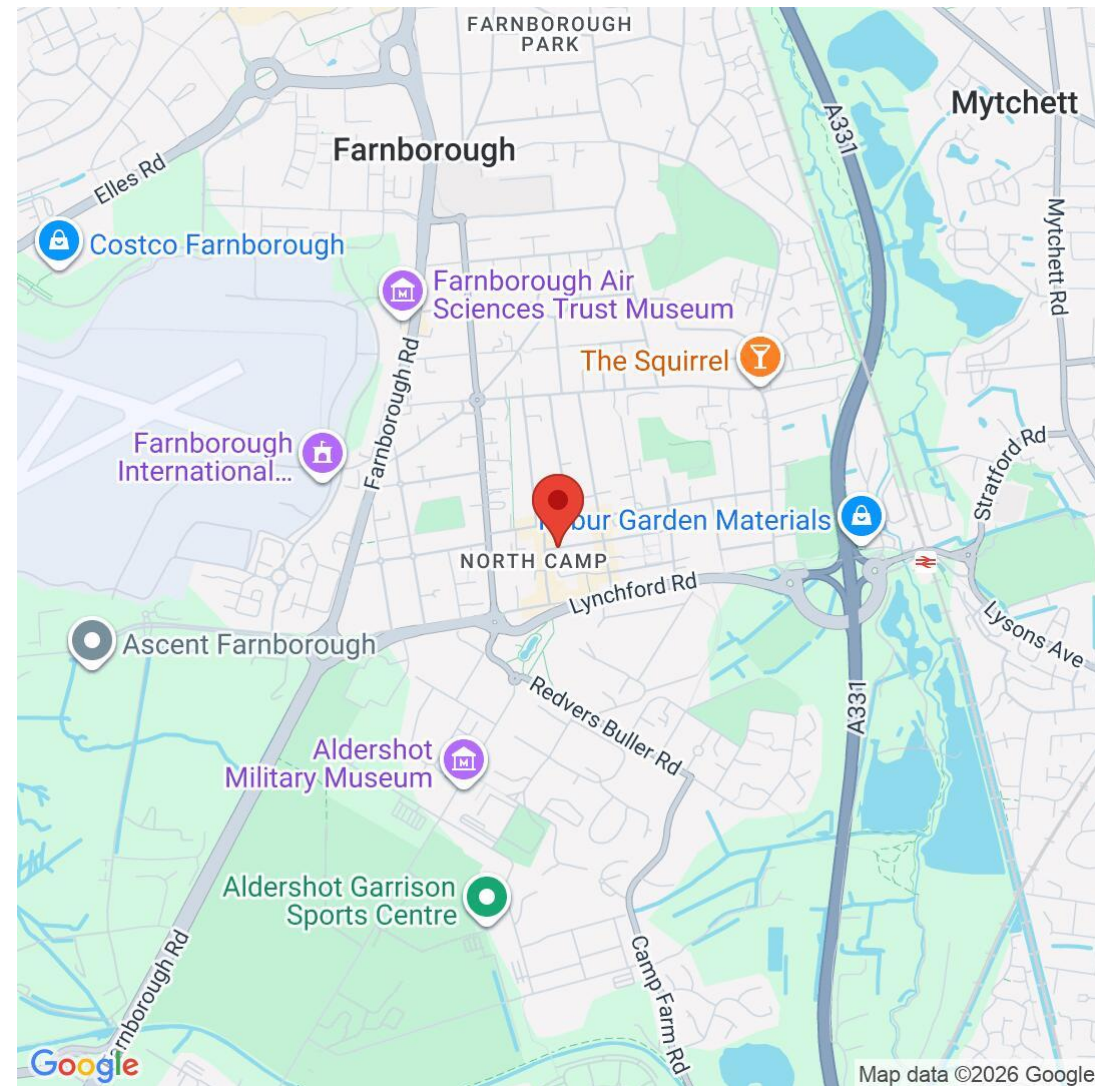
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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	89	91
(69-80) C		
(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	