

Selbon
Simply Different

Yeovil Road, Farnborough,
Hampshire, GU14 6LB

Offers over £325,000 Freehold

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Selbonproperty.co.uk

- Offered for Sale with No Onward Chain
- Built-In Storage to Both Bedrooms
- Separate Dining Room
- Loft Room Offering Conversion Potential (STPP)
- Detached Workshop Providing Additional Storage
- Two Generously Sized Double Bedrooms
- Spacious Living Room
- Fitted Kitchen & Ground Floor Bathroom
- Mature Rear Garden Overlooking Playing Fields
- Off-Street Parking

Selbon Estate Agents are delighted to offer to the market this charming two-bedroom home, situated in an established residential road in Farnborough and offered for sale with no onward chain. Offering well-proportioned accommodation, a mature rear garden overlooking playing fields and off-street parking, the property presents an excellent opportunity for buyers looking to create a home of their own.

The ground floor accommodation comprises a welcoming living room positioned to the front of the property, with a staircase leading to the first floor. Beyond this is a separate dining room, providing a versatile space for family meals and entertaining, whilst the kitchen is positioned towards the rear of the property. A ground floor bathroom completes the accommodation.

To the first floor are two generously sized double bedrooms, both benefiting from built-in storage and offering excellent proportions with flexibility for a variety of furniture arrangements. The property also benefits from a loft room, which, although not currently classified as habitable accommodation, offers useful additional space and potential for conversion, subject to the necessary planning permissions and building regulations.

The mature rear garden is a particular feature of the property and offers an established outdoor space with a pleasant outlook across the adjoining playing fields. The garden provides an attractive setting for relaxing and entertaining, whilst the open aspect to the rear adds to its appeal. A detached workshop offers useful storage or space for hobbies and projects.

Further benefits include off-street parking and the opportunity for prospective purchasers to update and personalise the property to suit their own requirements.

Conveniently located for Farnborough town centre, local amenities, schools and transport links, this charming home offers generous accommodation, excellent potential and an attractive rear outlook, all with the added benefit of no onward chain.















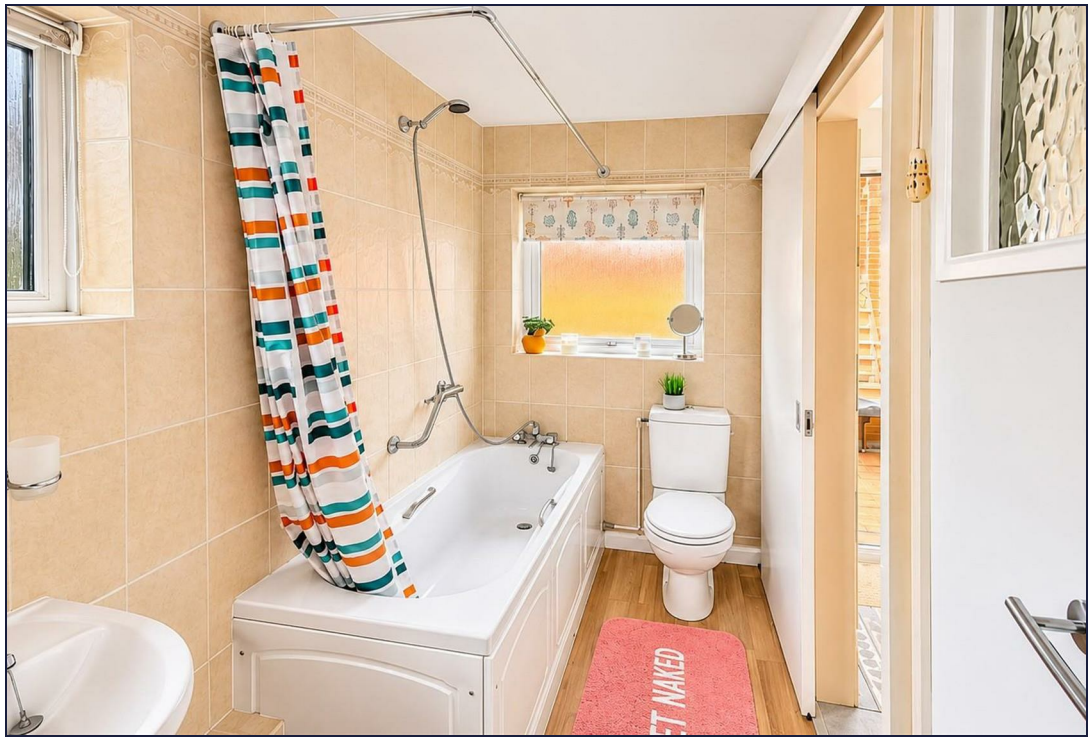











GET NAKED








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Yeovil Road

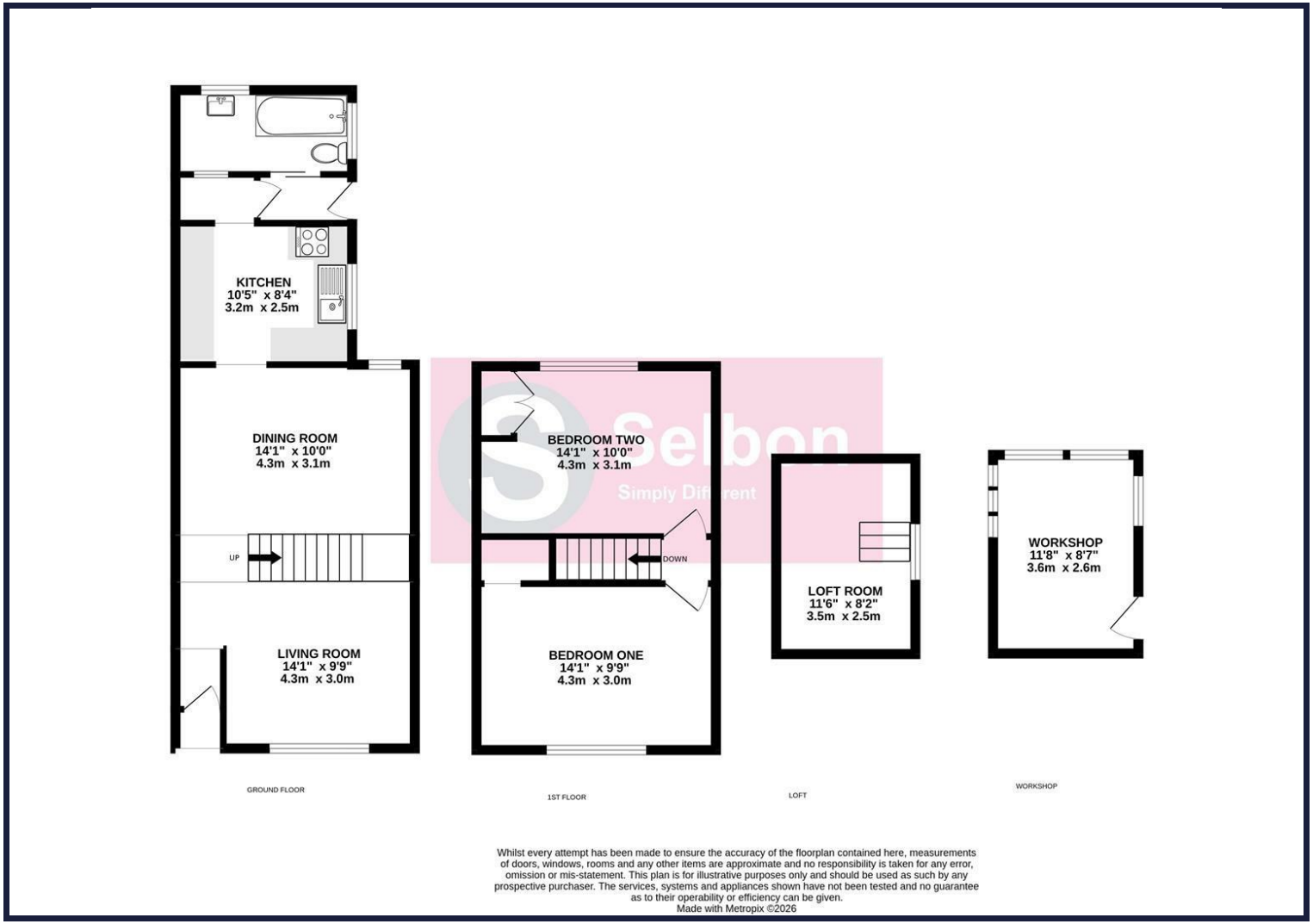








Floor Plans

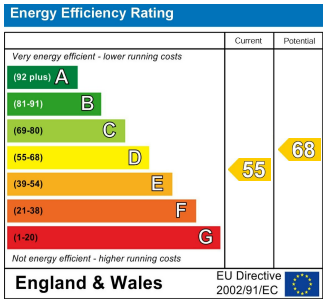


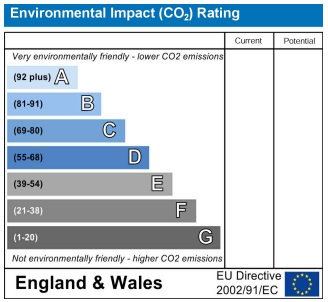
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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