



Alexandra Road, Farnborough

£275,000


MARTIN&CO

Alexandra Road, Farnborough

House - End Terrace

2 Bedrooms, 2 Bathroom

£275,000

Date Available:

Deposit:

null

- Two-bedroom end terrace house
- Open plan lounge
- Close to local amenities, schools, and parks
- Excellent transport links for commuters
- Allocated parking

Charming two-bedroom end terrace home in a sought-after Farnborough location, offering bright and well-proportioned living space ideal for first-time buyers or downsizers. Conveniently situated close to local amenities, parks, schools, and excellent transport links.



Nestled in the charming area of Alexandra Road, Farnborough, this delightful end terrace house offers a perfect blend of comfort and convenience. Spanning approximately 630 square feet, the property features a well-proportioned reception room that welcomes you with warmth and light, making it an ideal space for relaxation or entertaining guests.

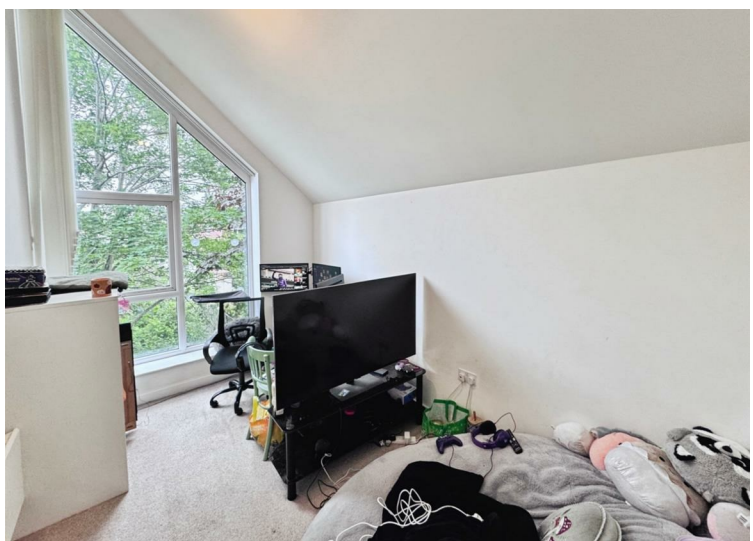
The house boasts two inviting bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively. The bathroom is well-appointed, catering to your daily needs with ease.

Farnborough is known for its vibrant community and excellent transport links, making it a desirable location for those commuting to London or other nearby areas. With local amenities, parks, and schools within easy reach, this property is perfectly situated for both convenience and leisure.

This end terrace house presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality of life. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.

Tenure: Freehold
 EPC: D 62/68
 Council Tax: C

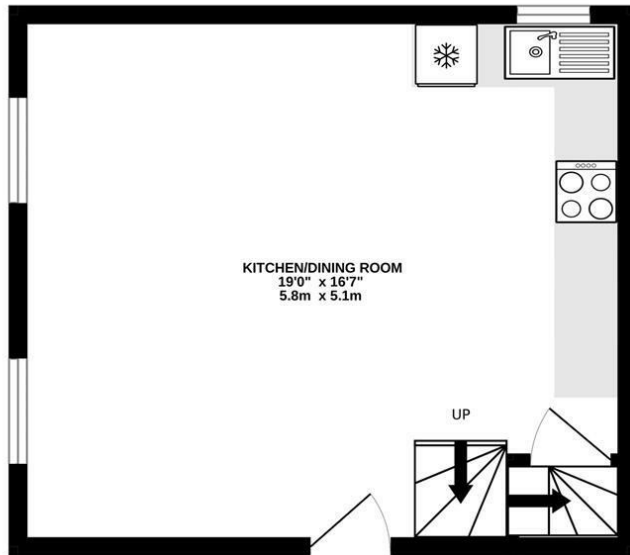
Note: The photos are a mix a older and recent photos, so furniture may differ



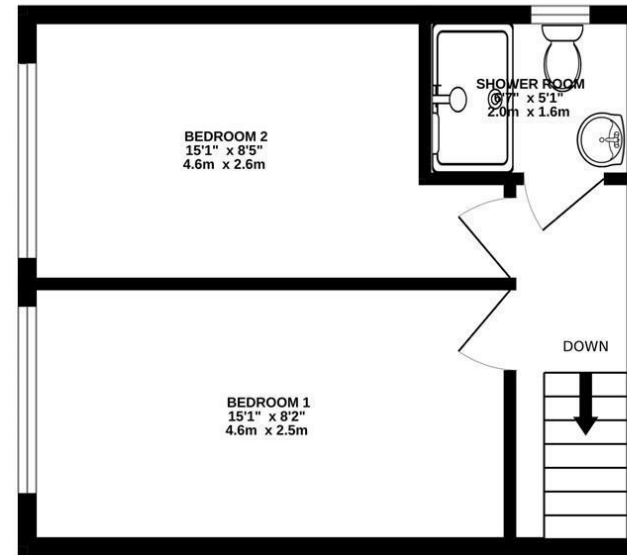
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

