



Osbornes
Independent estate agents

Morris Road | Farnborough

Situated in a well-established residential road, this well-presented three-bedroom terraced home offers bright, practical accommodation and a generous West facing rear garden.

Three Bedrooms | West Facing Rear Garden | Spacious Lounge | Kitchen/Breakfast Room

£385,000 | Freehold

Situated in a well-established residential road, this well-presented three-bedroom terraced home offers bright, practical accommodation and a generous rear garden, making it an ideal purchase for first-time buyers, families or investors alike.

The ground floor comprises an entrance hall leading through to a spacious living room with a large front-facing window, creating a light and comfortable reception space. To the rear, the kitchen/breakfast room has been attractively updated with modern units, ample worktop space and room for dining, with direct access out to the garden. The family bathroom is also located on the ground floor accessed from the hallway.

Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a third generous single bedroom which would also work well as a nursery, dressing room or home office.

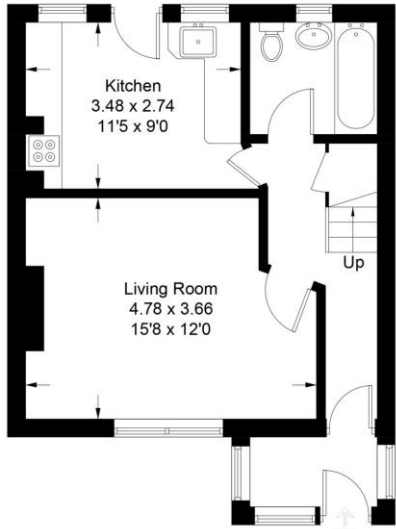
Outside, the rear garden is a particularly appealing feature, enjoying a good degree of space with a patio area for seating and entertaining, leading onto a lawn with useful shed storage to the rear. Overall, this is a well-kept home offering a sensible layout, good natural light and excellent potential for owner-occupiers and buyers looking for a property in a convenient Farnborough location.

Council Tax Band C – EPC Band C

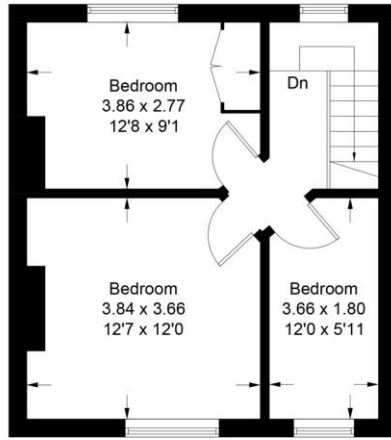




Approximate Gross Internal Area
 Ground Floor = 41.3 sq m / 444 sq ft
 First Floor = 38 sq m / 409 sq ft
 Total = 79.3 sq m / 853 sq ft



Ground Floor
 Sq ft 444



First Floor
 Sq ft 409

Morris Road



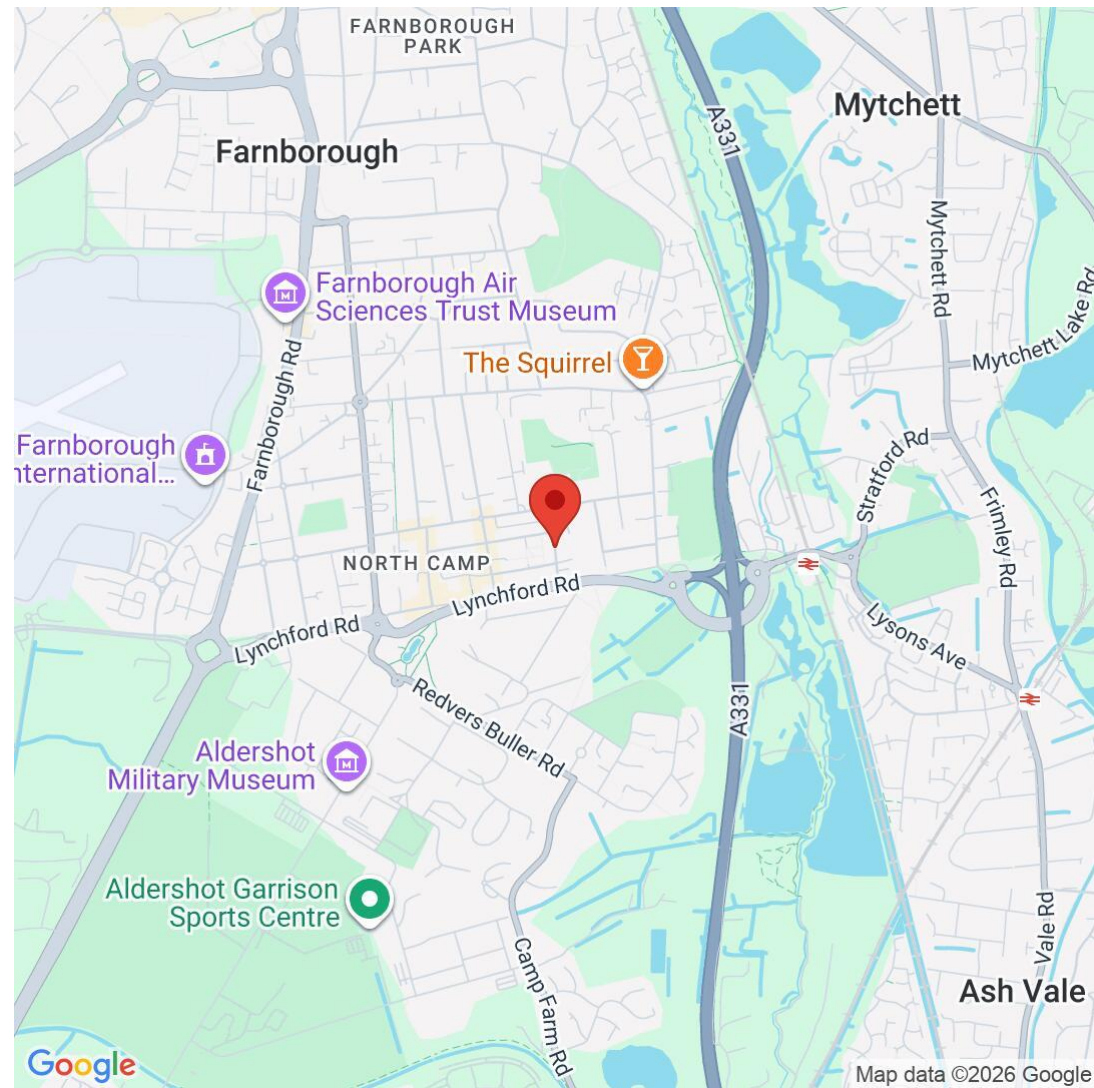
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID696769)

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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		
(69-80)	C	73	76
(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	