



**Selbon**

Residential sales & lettings

Fleet Road, Farnborough,  
Hampshire, GU14 9SL

Offers over £375,000 Freehold



Selbonproperty.co.uk

- Three bedroom Terraced Family Home
- Modern Kitchen Suite With Integrated Appliances
- Bathroom Suite With Jacuzzi Bathtub
- Low-Maintenance Rear Garden
- Close To Schools, Shops, Bus Stops And M3 Junctions
- Downstairs Cloakroom
- Conservatory And Sheltered Decking Area
- Principal Bedroom With Fitted Wardrobes
- Allocated Parking, Car Port And Visitor Parking
- Ideal First-Time Purchase

Selbon Estate Agents are delighted to offer to the market this three bedroom terraced home, located on the Fleet Road in Farnborough.

The current school catchment in this area currently includes: Parsonage Farm Infant School, Cove Infant School, Guillemont Junior School, Cove Junior School and Cove Secondary School.

The downstairs accommodation includes a modern, front aspect white kitchen suite with base and eye level storage cupboards and integrated appliances including a fridge freezer, dishwasher, oven and a four burner gas hob with a wall mounted extractor fan.

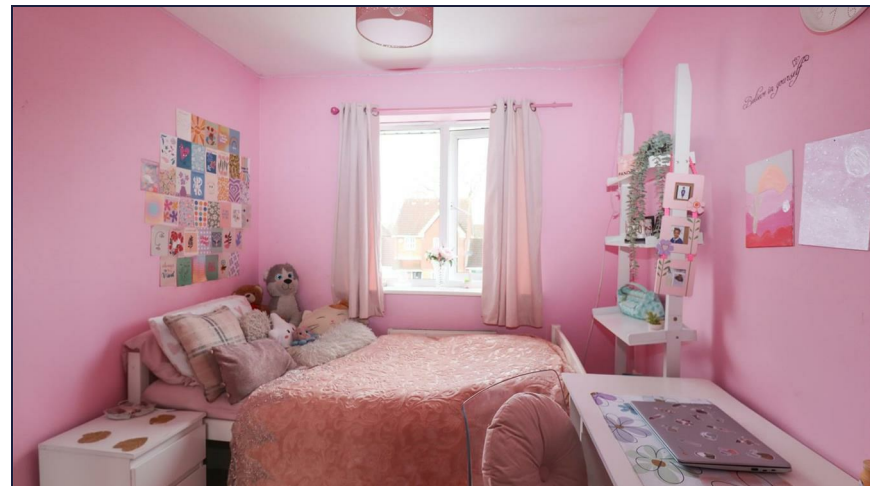
The living/dining room is located to the rear of the home and has an additional storage cupboard and leads through into a conservatory, currently being used as a dining room, overlooking the rear garden. The hallway also gives access to a downstairs cloakroom with wash basin and W.C.

Upstairs the landing includes an airing cupboard and access into the bathroom suite, which includes a jacuzzi bathtub, wall mounted shower with glass shower screen. Also upstairs there are three bedrooms, with the front aspect, principal bedroom benefitting from fitted wardrobes. The garden is mainly artificial lawn with a sheltered terraced decking area, ideal for al-fresco dining area. To the rear of the home there is an allocated parking space, car port for an additional vehicle and a visitor parking space.

Farnborough Town Centre is approximately 2 miles away. He you'll find a range of shops, pubs and restaurants, as well as a retail park, several supermarkets, a cinema and Farnborough Main Train Station, popular amongst commuters for its mainline access into London Waterloo in approximately 36 minutes. Additionally, there is Farnborough North and North Camp Train Station. Nearby, unction 4A also offers north and southbound access onto the M3. Fleet Train Station can also be found located approximately 2 miles away.





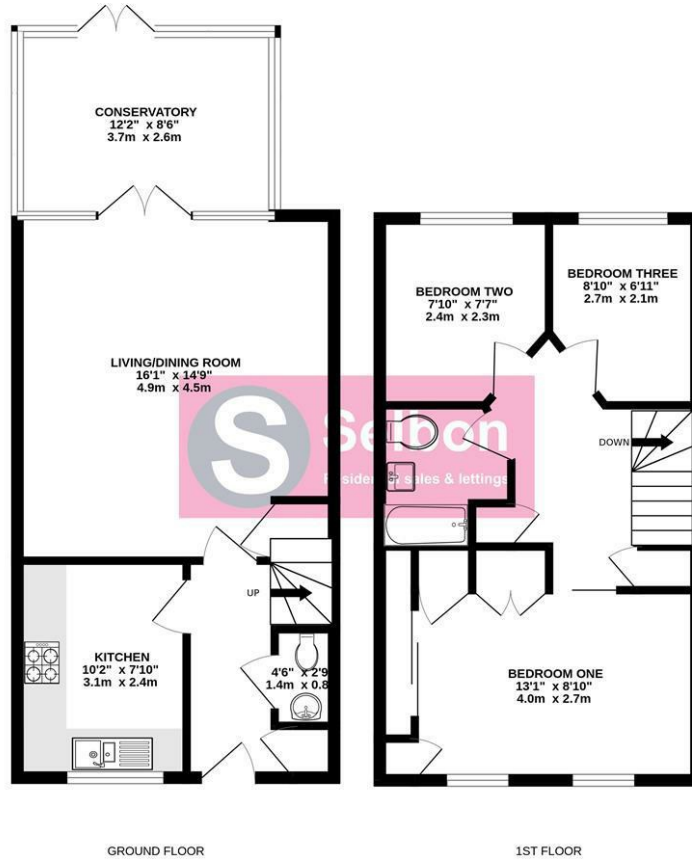






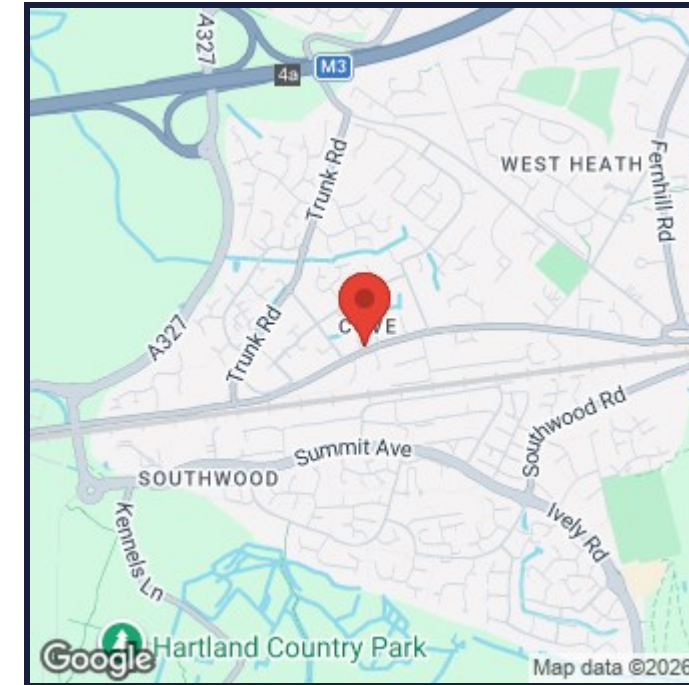


## Floor Plans

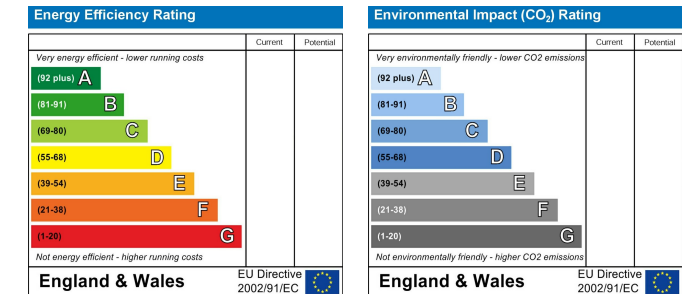


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropax C2009

## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Farnborough on

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## Council Tax Band: C

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