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Independent estate agents

Peabody Road | Farnborough

A highly cherished and much loved three-bedroom character home situated on Peabody Road in North Camp, Farnborough.

Three Bedrooms | First Floor Family Bathroom | Utility Room with Bathroom Facilities | Larger than Average Kitchen | Two Reception Rooms | Outbuilding

£450,000 | Freehold

A highly cherished and much loved three-bedroom character home situated on Peabody Road in North Camp, Farnborough. Spanning an impressive total internal area of 1356 sq ft (125.9 sq m) including outbuildings, this property beautifully balances original character, layout and flow with well maintained external work and leisure spaces.

With three bedrooms and four piece family bathroom to the first floor. To the ground floor you have the main reception room to the front which boast character fire place and double aspect windows. The dining room is located central to the property with convenient access to a larger than average kitchen. The kitchen still hosts the original oven along with a selection of modern kitchen appliances that is expected. Off the back of the kitchen you have a utility room with full bathroom facilities. Ideal for washing your dog after a muddy walk and has access into the West Facing rear garden.

The rear garden has side access to the front along with a practical detached outbuilding structure which can be used as shed storage, workshop, home office along with a host of other uses. The property benefits from close proximity to local schools, retail amenities, and excellent commuter transit links via the Farnborough main railway services and road links.

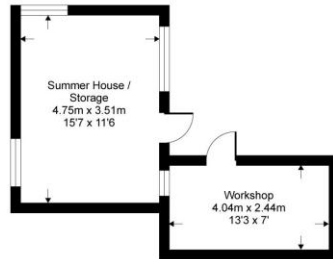
EPC Band D - Council Tax Band C £2062.00pa



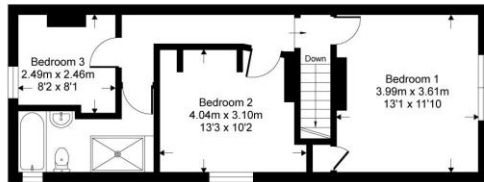


Peabody Road

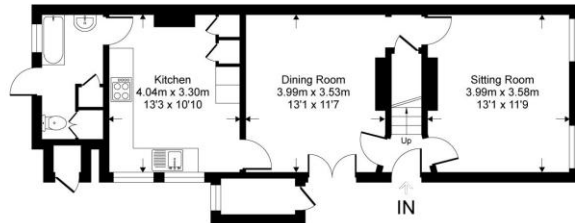
Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft
Approximate Outbuilding Internal Area = 25.2 sq m / 272 sq ft
Approximate Total Internal Area = 125.9 sq m / 1356 sq ft



Outbuilding = 25.2 sqm / 272 sqft



First Floor = 46.3 sqm / 499 sqft



Ground Floor = 54.3 sqm / 585 sqft



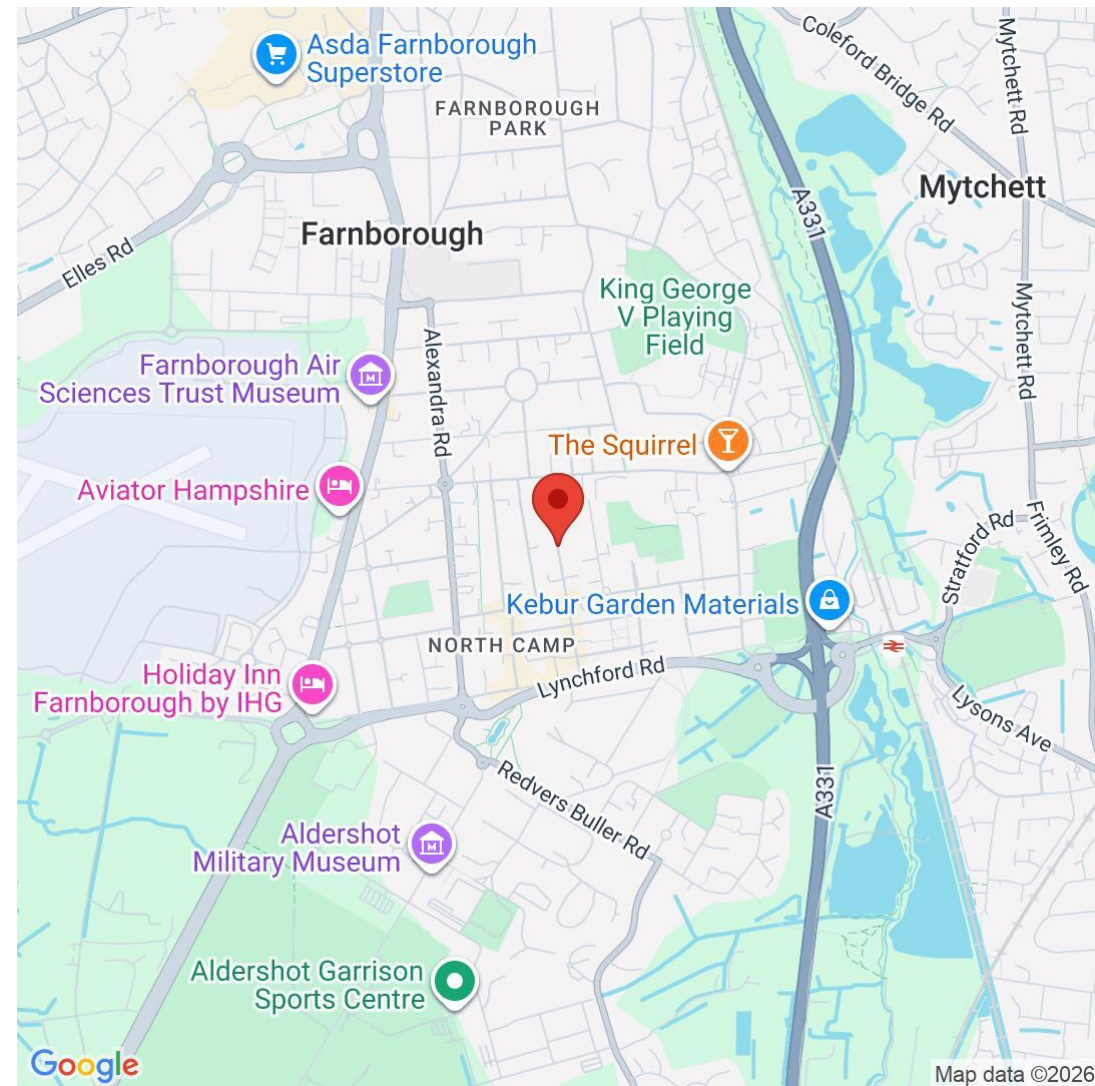
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(69-80) C		74
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC