



Osbornes
Independent estate agents

Morris Road | Farnborough

END OF CHAIN - This exceptional two double bedroom terraced home on Morris Road. Having undergone refurbishment recently the presentation is in good decorative order throughout.

End of Chain | Two Double Bedrooms | Fitted Kitchen | Newly Fitted Bathroom | En-Suite/Dressing Room to Master | Enclosed Rear Garden

£325,000 | Freehold

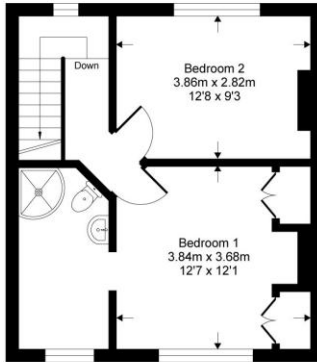
END OF CHAIN - This exceptional two double bedroom terraced home on Morris Road. Having undergone refurbishment recently the presentation is in good decorative order throughout. The property seamlessly blends modern upgrades with a practical layout across two floors, totalling approximately 816 square feet of living space. Ground Floor. Upon entering through the main hallway, you are welcomed by a bright and spacious 15'8 x 12' lounge/diner. This main reception room offers ample space for both living furniture and a dining setup. To the rear, the recently fitted kitchen is well-equipped with contemporary fixtures and provides a direct view over the garden. A pristine, newly fitted family bathroom finishes the ground floor layout. First Floor. The first floor features two well proportioned double bedrooms. Bedroom 1 (12'7 x 12'1) is a standout feature, complete with en-suite/dressing room. Bedroom 2 is a generous double measuring (12'8 x 9'3) which sits quietly at the rear of the home, offering an ideal space for children, guests, or a home office. Location & Transport. Situated in a highly sought-after pocket of Farnborough, the home is just a short stroll away from the independent shops, cafes, and amenities of North Camp village. Families will appreciate the proximity to popular local schools. Commuters are also well-served, with rapid road connections to the A331 and M3 motorway network just moments away. Council Tax Band C - EPC Band C



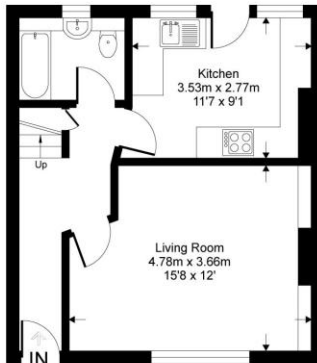


Morris Road

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft



First Floor = 37.9 sqm / 408 sqft



Ground Floor = 37.9 sqm / 408 sqft



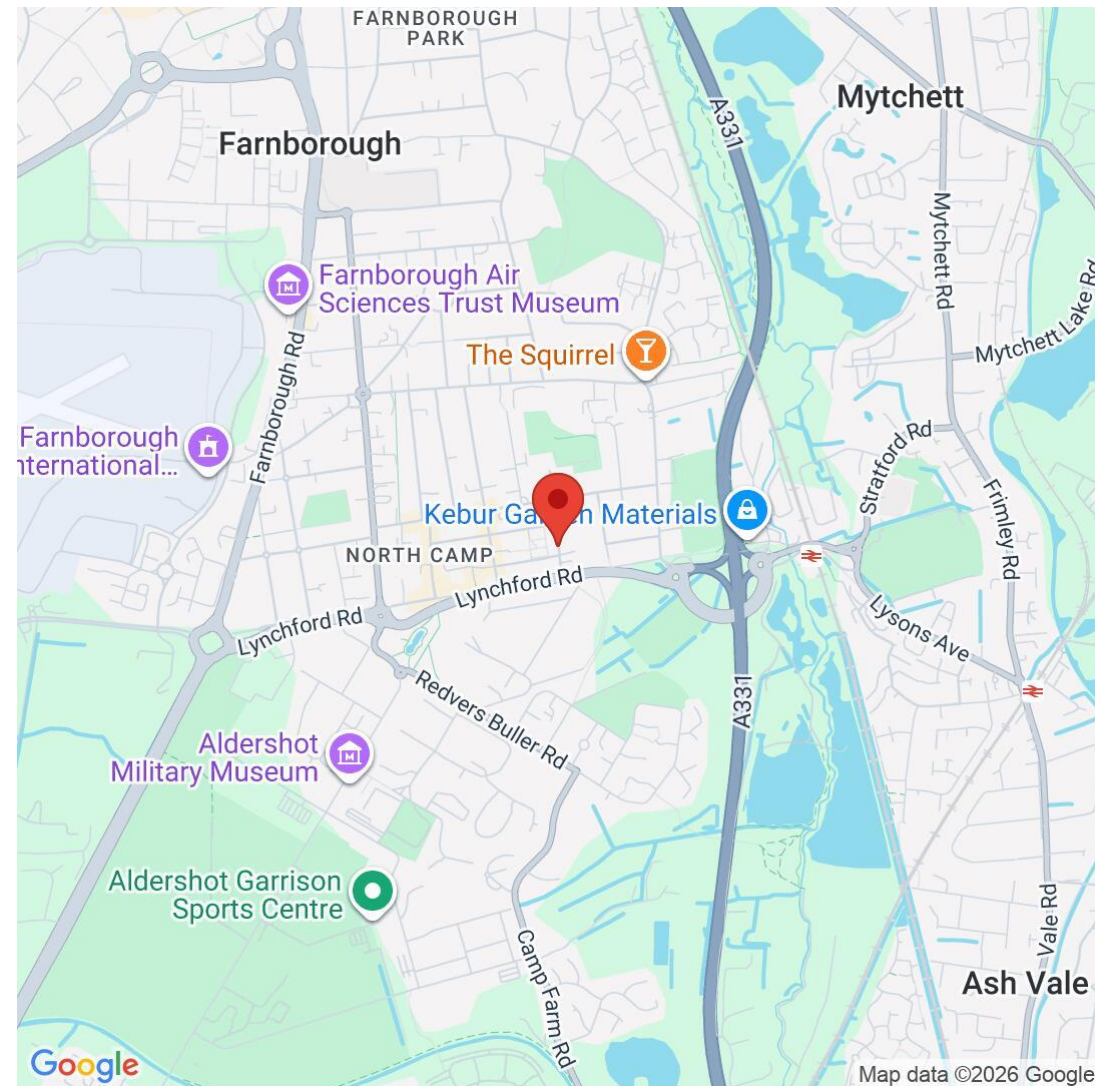
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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		
(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		