



**Osbornes**  
Independent estate agents

Reading Road | Farnborough

# SOUTH FARNBOROUGH.

Two Double Bedrooms | Two Reception Rooms | Modern Kitchen | Modern Bathroom | Garden

**£325,000 | Freehold**

**SOUTH FARNBOROUGH.** A charming two-bedroom character cottage situated on Reading Road, Farnborough, offering well-presented accommodation arranged over two floors and a private rear garden.

The ground floor comprises a cosy front living room with a feature fireplace, creating a warm and inviting reception space. To the rear is a separate dining room, providing a useful second reception area and access through to the kitchen. The kitchen is fitted with a range of modern white units, work surfaces, integrated oven and hob, with space for further appliances and direct access out to the rear garden. A ground floor bathroom is positioned beyond the dining area and includes a bath with shower over, WC and wash hand basin.

Upstairs, the property offers two well-proportioned bedrooms. The main bedroom is positioned to the front of the house, while the second bedroom overlooks the rear and benefits from built-in storage.

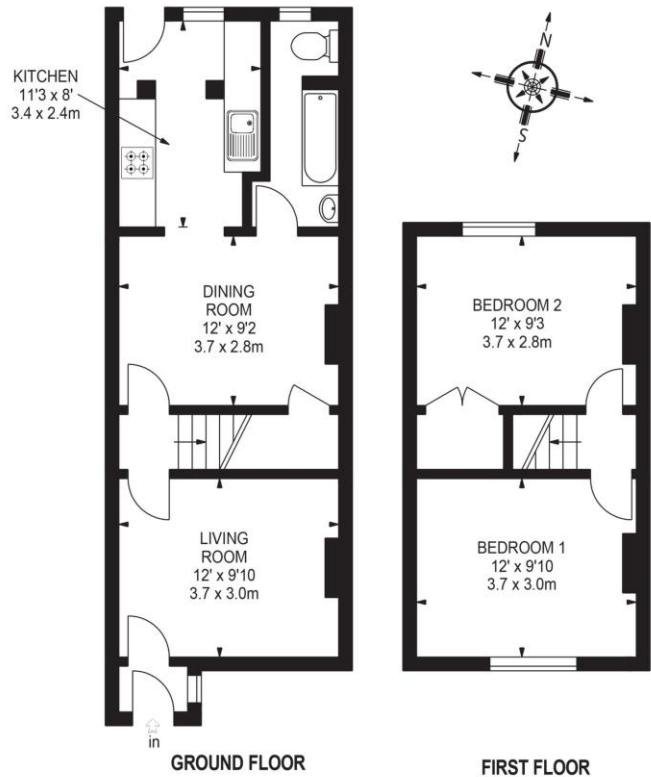
Externally, the property has a small enclosed frontage with gated access, while the rear garden has been designed for low maintenance, with a paved patio area, raised artificial lawn and useful timber storage shed. The garden provides an attractive outside space for seating and entertaining.

Reading Road is a convenient residential location within easy reach of Farnborough town centre, local shops, schools and amenities, as well as Farnborough mainline station and North Camp village.

EPC Band: D - Council Tax Band: C







APPROX. GROSS INTERNAL FLOOR AREA 704 SQ FT / 65.40 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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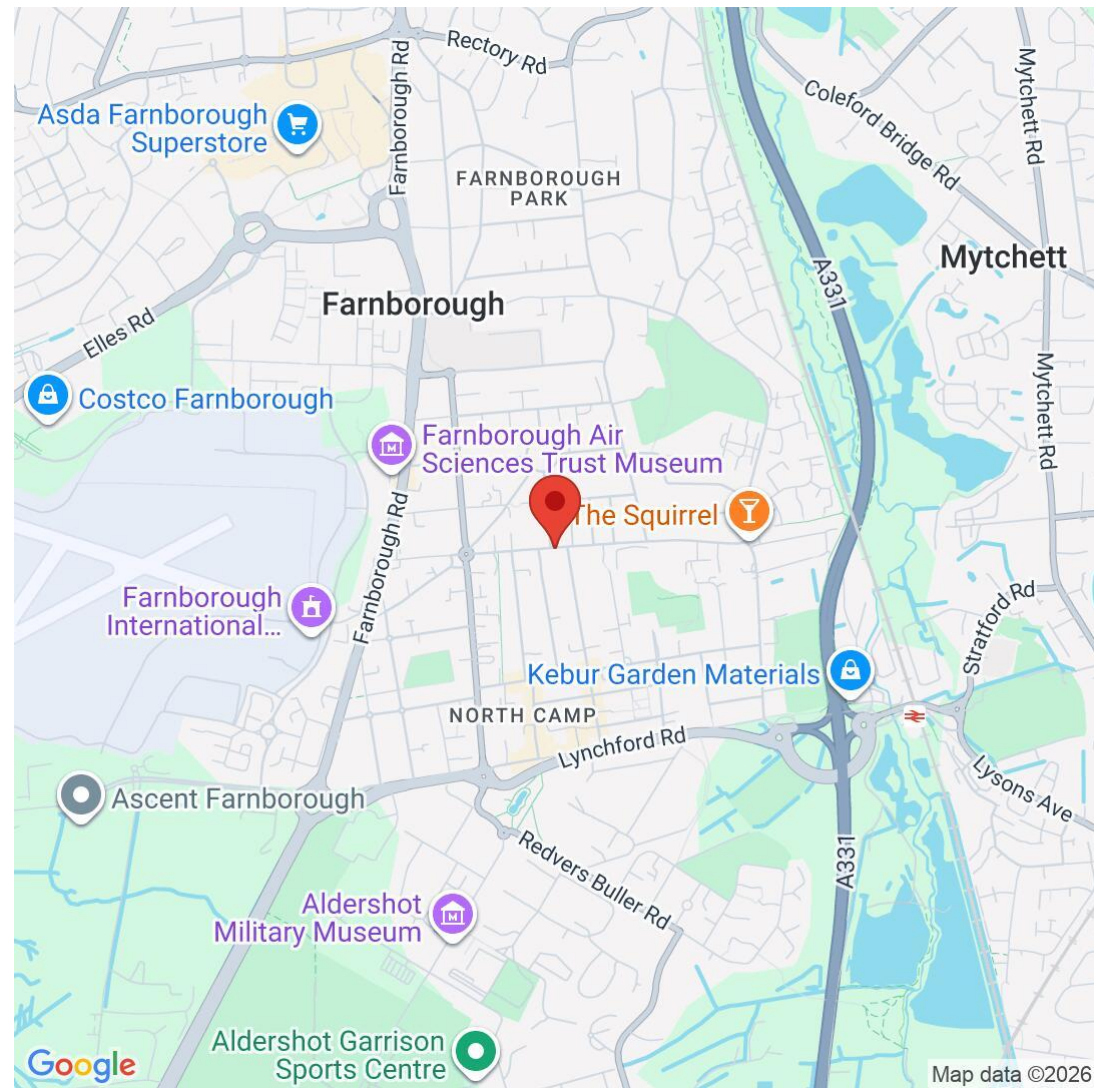


## Osbornes Estate Agents

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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 |                         | 80        |
| (55-68)                                     | D | 56                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |