



Osbornes  
Independent estate agents

Park Road | Farnborough

# A stunning Victorian two bedroom end of terraced house situated in the desirable area of South Farnborough As you enter the property, you are greeted by a bright hallway

Home Office | Two Double Bedrooms | Two Reception Rooms | Garage

**£375,000 | Freehold**

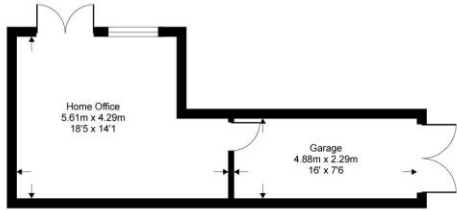
A stunning Victorian two bedroom end of terraced house situated in the desirable area of South Farnborough As you enter the property, you are greeted by a bright hallway leading to a modern and stylish dining room with a feature fireplace. The living area is perfect for entertaining guests, with feature fireplace. The modern kitchen is fully fitted with integrated fridge/freezer, dishwasher, modern double oven, hob and stainless steel canopy extractor over. Beyond the kitchen you will find a downstairs bathroom room and door to rear garden. To the first floor you will find two well-proportioned bedrooms. The principle bedroom boasts an en-suite w/c, wash basin set. Externally, the property offers a landscaped rear garden with patio that is ideal for outdoor entertaining or relaxing. The garden is fully enclosed with Home Office and Garage. Located in South Farnborough set in an ideal location for the commuter with excellen



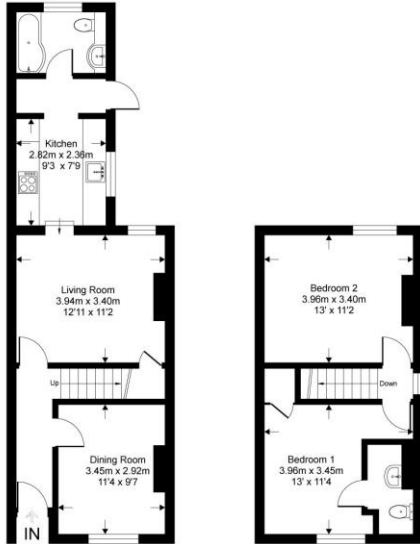


## Park Road

Approximate Gross Internal Area = 76.5 sq m / 824 sq ft  
 Approximate Garage Internal Area = 32 sq m / 345 sq ft  
 Approximate Total Internal Area = 108.5 sq m / 1169 sq ft



Garage = 32 sqm / 345 sqft



Ground Floor = 44.9 sqm / 484 sqft

First Floor = 31.5 sqm / 340 sqft



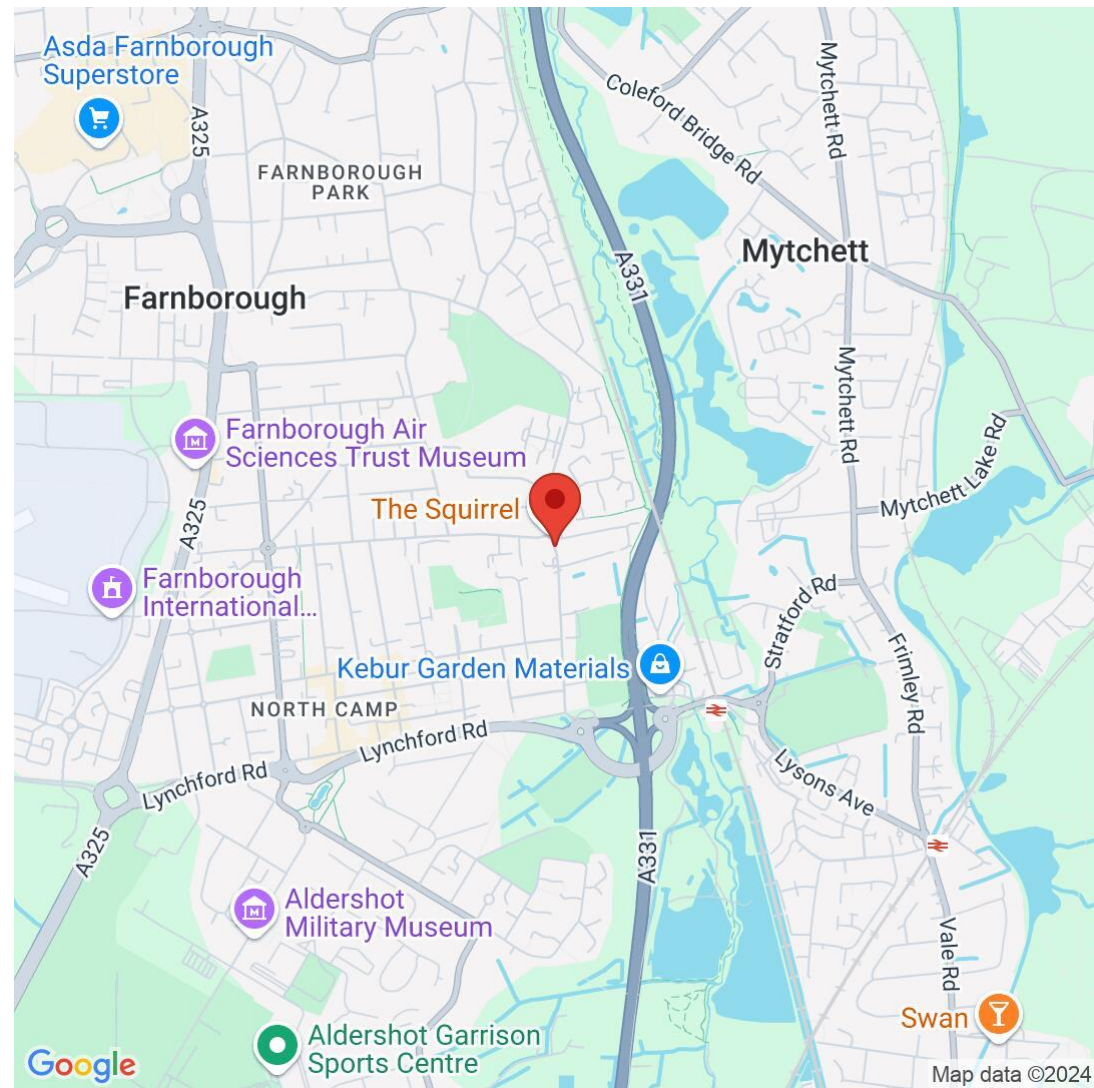
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Osbornes Estate Agents

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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		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	