



Osbornes
Independent estate agents

Somerset Road | Farnborough
Farnborough | GU14

This two double bedroom detached character house is offered to the market by Osbornes.

Detached House | Two Double Bedrooms | Two Reception Rooms | Entrance Hall | West Facing Rear Garden

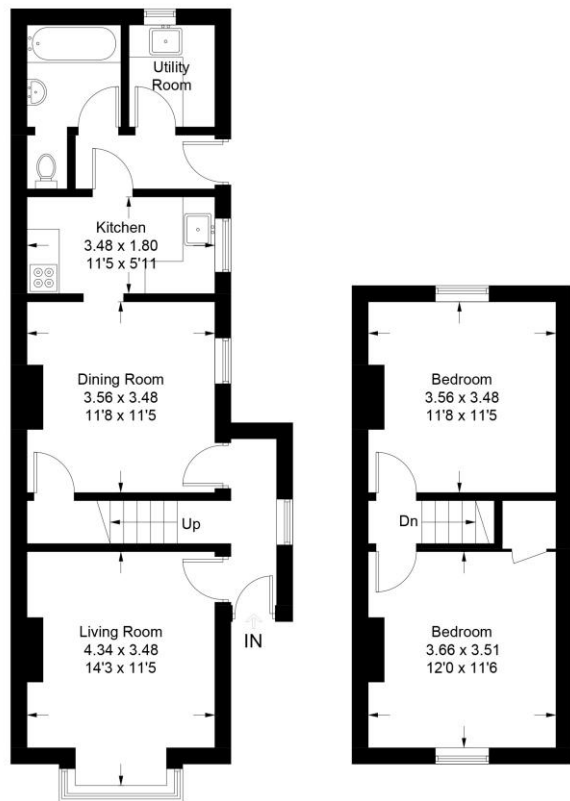
£350,000 | Freehold

This two double bedroom detached character house is offered to the market by Osbornes. The property requires some modernisation and benefits from original feature and high ceilings. With Porch extension to create an entrance hall, two reception rooms, feature fire place and bay window in the living room. Separate kitchen and family bathroom to the single-story extension to the rear of the property and two double bedrooms to the first floor. West facing rear garden which is larger than average for the keen gardener. Located within walking distance to the ever-popular North Camp village and popular local schools. The property also offers easy access to the A331/M3 and located within a mile and a half of National Rail Stations servicing London Waterloo, Guildford and Reading. Council Tax Band C - EPC Band E





Approximate Gross Internal Area
Ground Floor = 52.1 sq m / 561 sq ft
First Floor = 29.0 sq m / 312 sq ft
Total = 81.1 sq m / 873 sq ft



Ground Floor

First Floor

Osbornes
Independent estate agents

Somerset Road

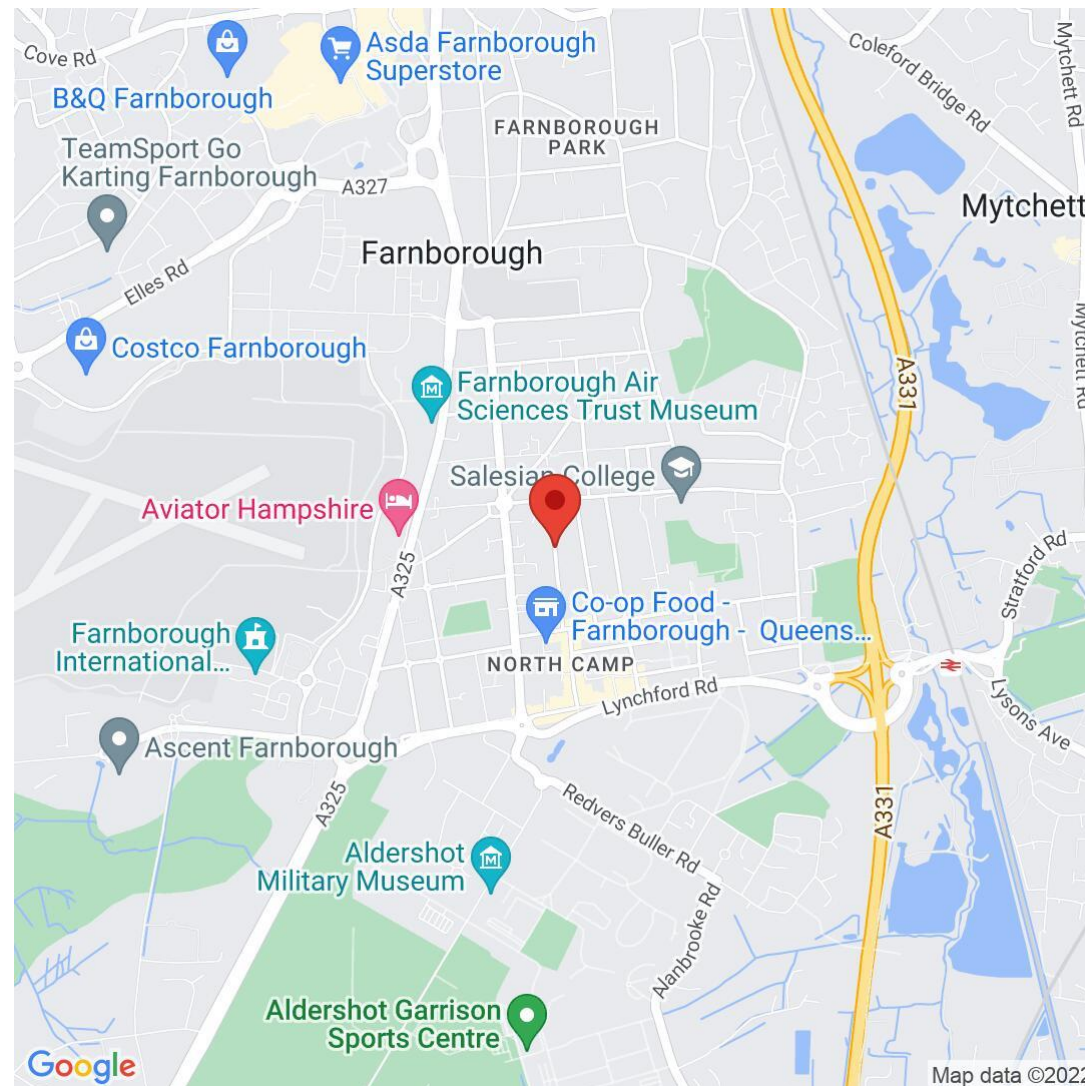
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID907115)

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 | | 80 |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |