



**Osbornes**  
Independent estate agents

Avon Close | Farnborough

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# END OF CHAIN - This three-bedroom mid-terrace house, which has served as a family residence for three decades, boasts a series of attractive features.

Driveway | Southerly Facing Rear Garden | Three Bedrooms | Integral Garage

**£375,000 | Freehold**

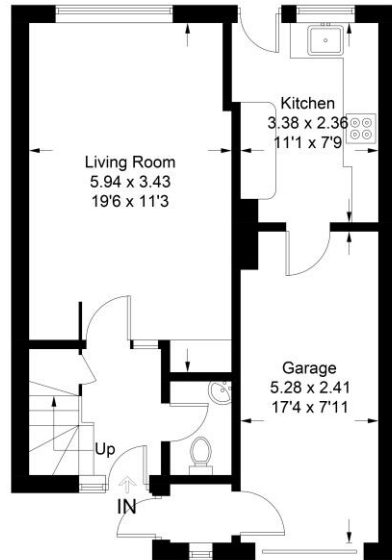
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END OF CHAIN - This three-bedroom mid-terrace house, which has served as a family residence for three decades, boasts a series of attractive features. Comprising of three bedrooms and a family bathroom on the first floor, as well as a downstairs w/c, a living room, a kitchen, and a garage on the ground floor. Additionally, its southerly-facing rear garden and block-paved driveway add further appeal to this property. Council Tax Band C (Currently £1875.81pa) EPC Band D

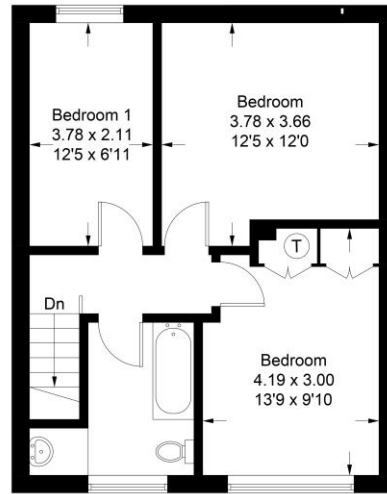




Approximate Gross Internal Area  
 Ground Floor = 50.2 sq m / 540 sq ft  
 (Including Garage)  
 First Floor = 45.8 sq m / 493 sq ft  
 Total = 96.0 sq m / 1033 sq ft



Ground Floor



First Floor



Avon Close

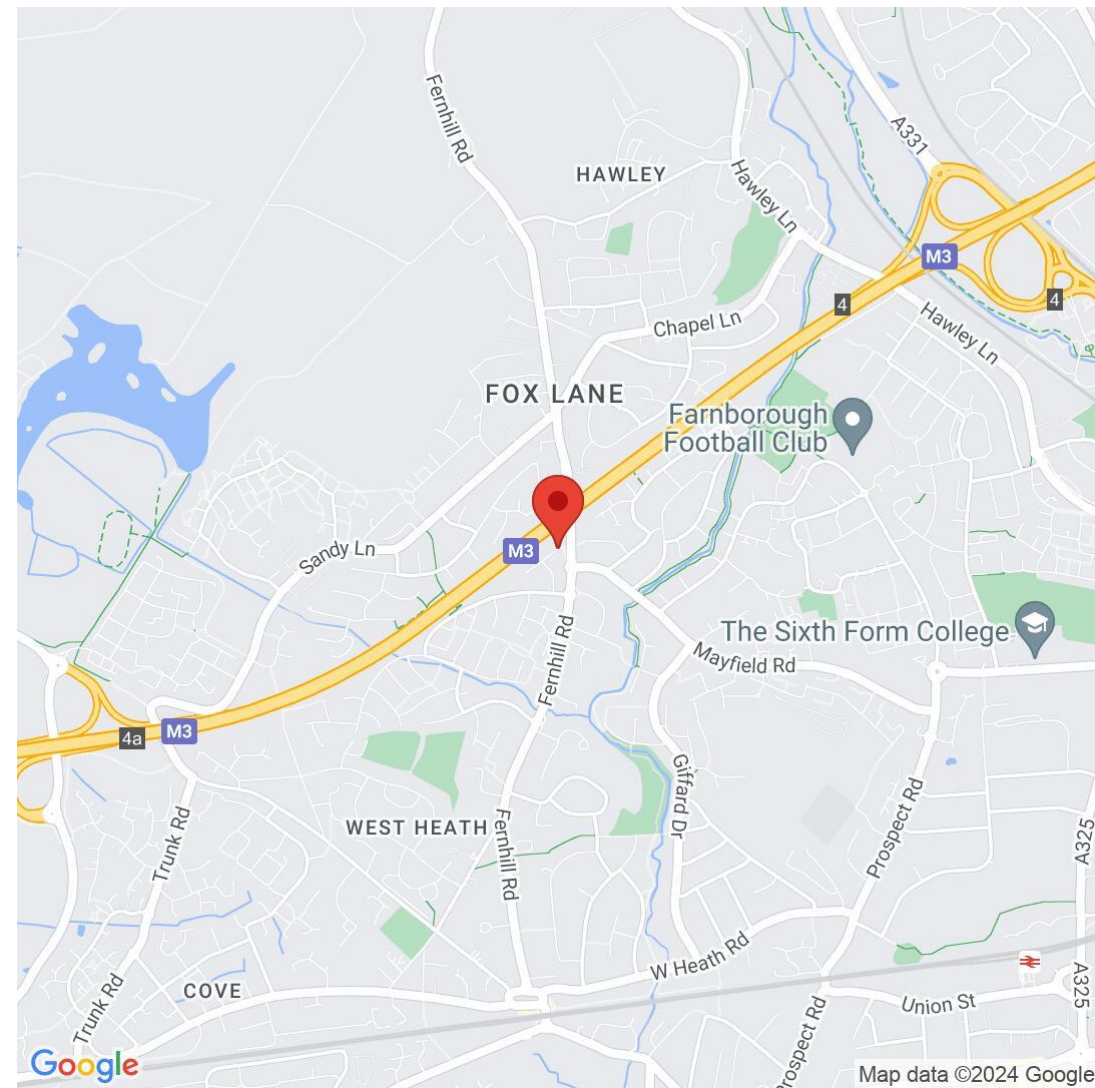
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1115656)

## 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		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	