



Osbornes  
Independent estate agents

Reading Road | Farnborough

# NO ONWARD CHAIN WITH MOTIVATED SELLER. This characterful three bedroom end of terrace Edwardian home is offered to the market in our opinion in very good order throughout.

End of Chain | End of Terrace | Three Bedrooms | Two Bathrooms | Two Reception Rooms | Character Features

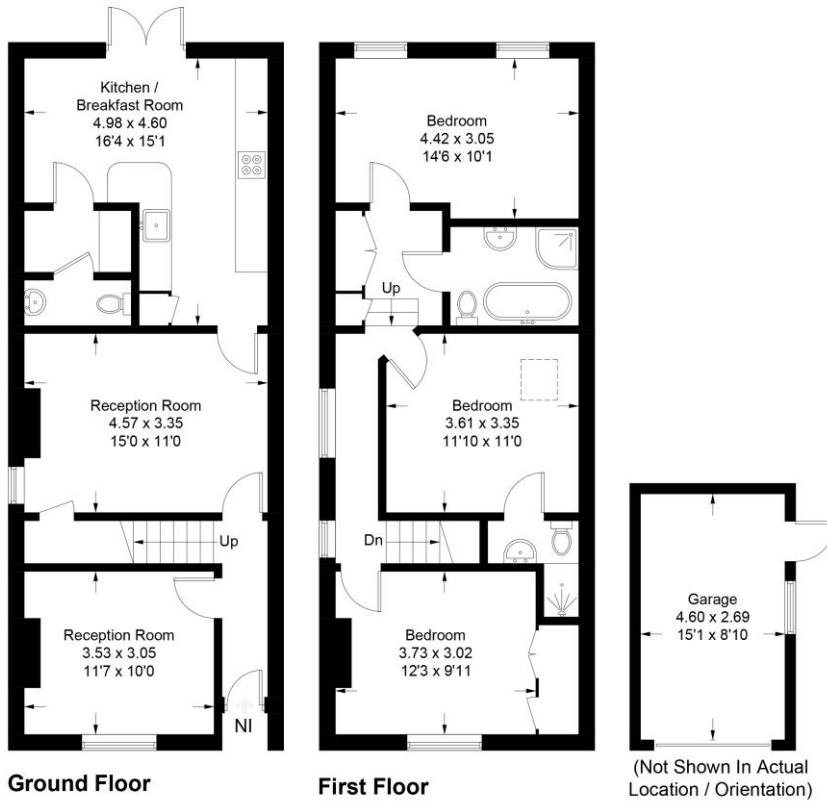
**£475,000 | Freehold**

NO ONWARD CHAIN WITH MOTIVATED SELLER. This characterful three bedroom end of terrace Edwardian home is offered to the market in our opinion in very good order throughout. The property benefits from two reception rooms both with feature fire places, original wooden floor in the dining room, a newly fitted open plan kitchen / diner with doors opening onto the enclosed rear garden. Side gate access and single garage. With a further utility room and down stairs cloakroom to the ground floor. To the first floor are three double bedrooms, one with en-suite shower room and a four piece family bathroom suite with roll top bath tub. Located within walking distance to the ever popular North Camp village and the variety of shops and café's along with the popular local schools. Also offering easy access to the A331/M3. INTERNAL INSPECTION ADVISED TO AVOID DISAPPOINTMENT. Council Tax Band C - EPC Band D





Approximate Gross Internal Area  
 Ground Floor = 57.2 sq m / 616 sq ft  
 First Floor = 57.5 sq m / 619 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 127.1 sq m / 1368 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)



Reading Road

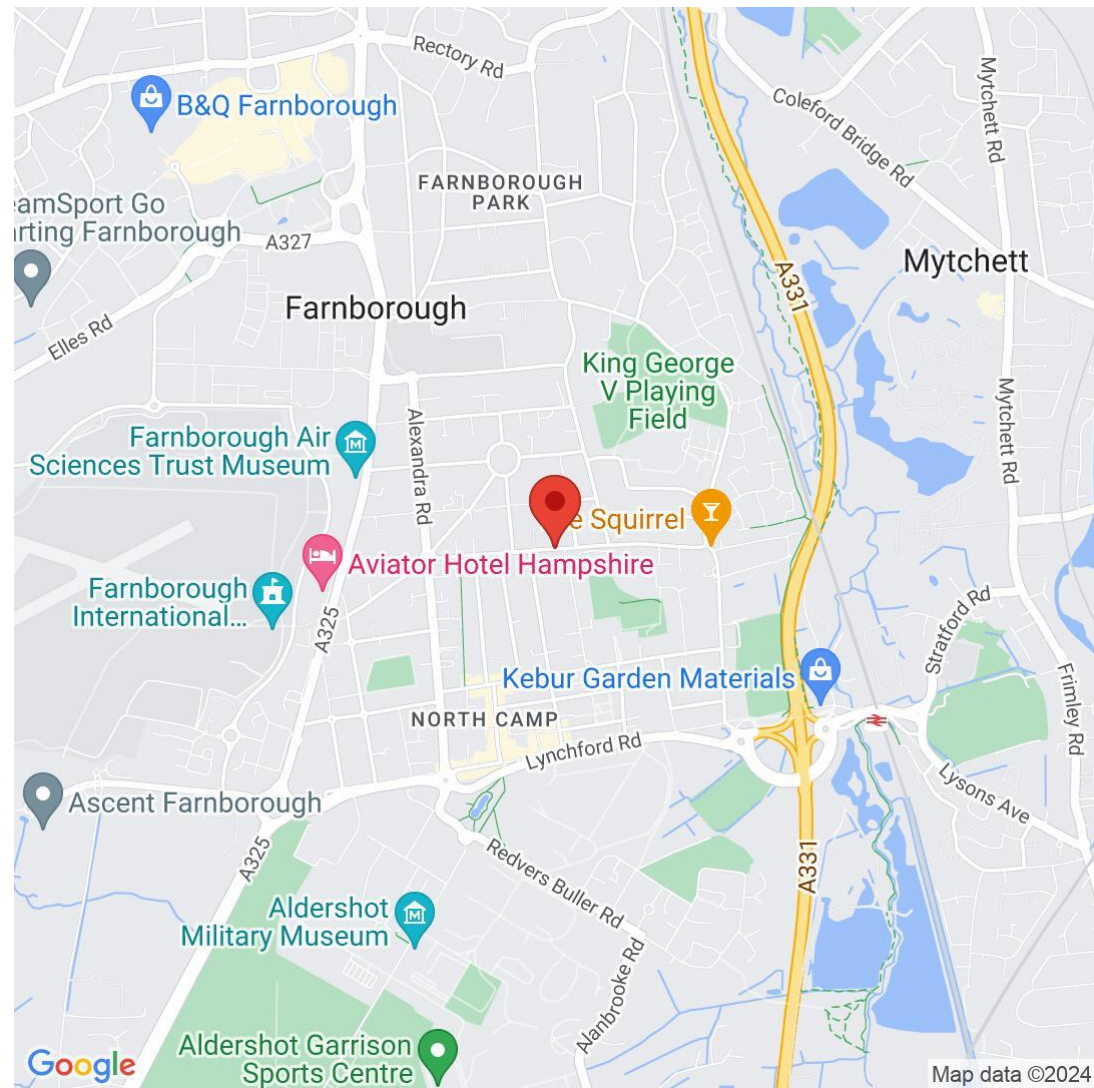
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID965181)

## 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		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	