



**Osbornes**  
Independent estate agents

Queens Road | Farnborough  
Farnborough | GU14

# VICTORIAN TERRACE This two-bedroom mid terrace property benefits from a fitted kitchen, two reception rooms, three piece bathroom to first floor, enclosed south facing rear garden

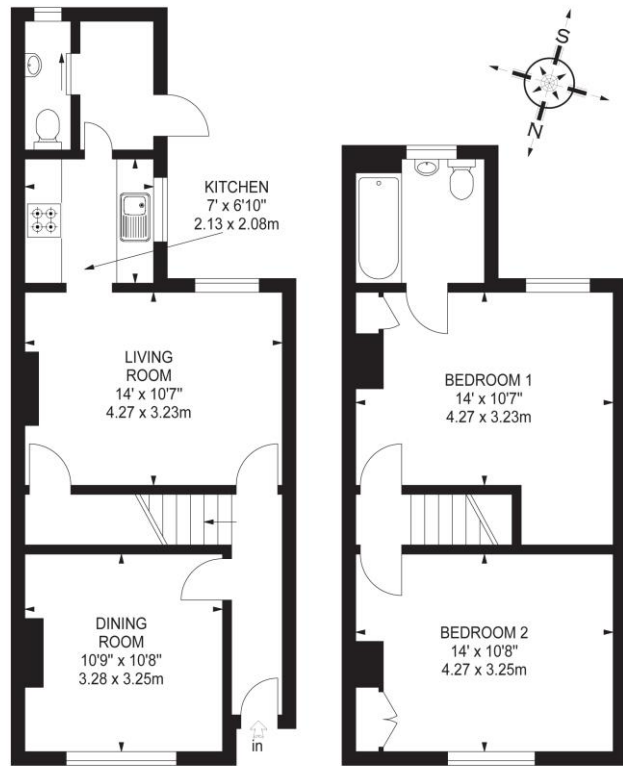
End of Chain | Two Double Bedrooms | First Floor Bathroom | South Facing Garden | Two Reception Rooms | Access into Rear Garden

**£310,000 | Freehold**

VICTORIAN TERRACE This two-bedroom mid terrace property benefits from a fitted kitchen, two reception rooms, three piece bathroom to first floor, enclosed south facing rear garden with access to side passage. Situated on the desirable south side of Farnborough within walking distance of local shops, restaurants and schools whilst being conveniently placed for access to the A331 and M3 motorway. END OF CHAIN Council Tax Band C - EPC Band D







**GROUND FLOOR**

**FIRST FLOOR**

REF - OSB - 119 QR

APPROX. GROSS INTERNAL FLOOR AREA 846 SQ FT / 78.59 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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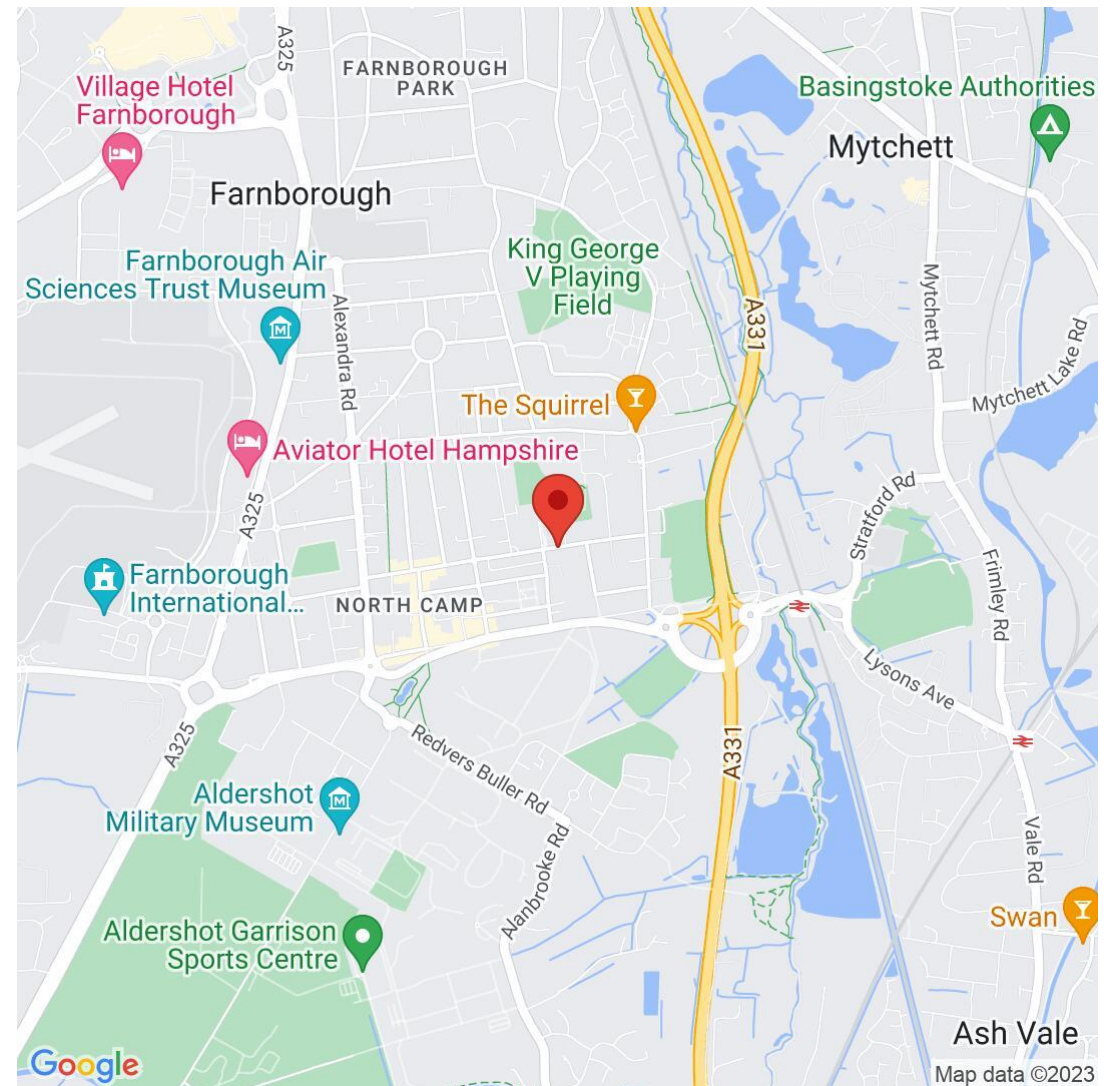


## Osbornes Estate Agents

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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		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	