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Independent estate agents

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Independent estate agents

Reading Road | Farnborough

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# **SOUTH FARNBOROUGH. This two double bedroom end of terrace Victorian home is offered to the market in our opinion in very good condition throughout.**

Two Double Bedrooms | Redecorated Throughout & New Carpets | Refitted Kitchen | Refitted Bathroom | Enclosed Rear Garden | No Onward Chain

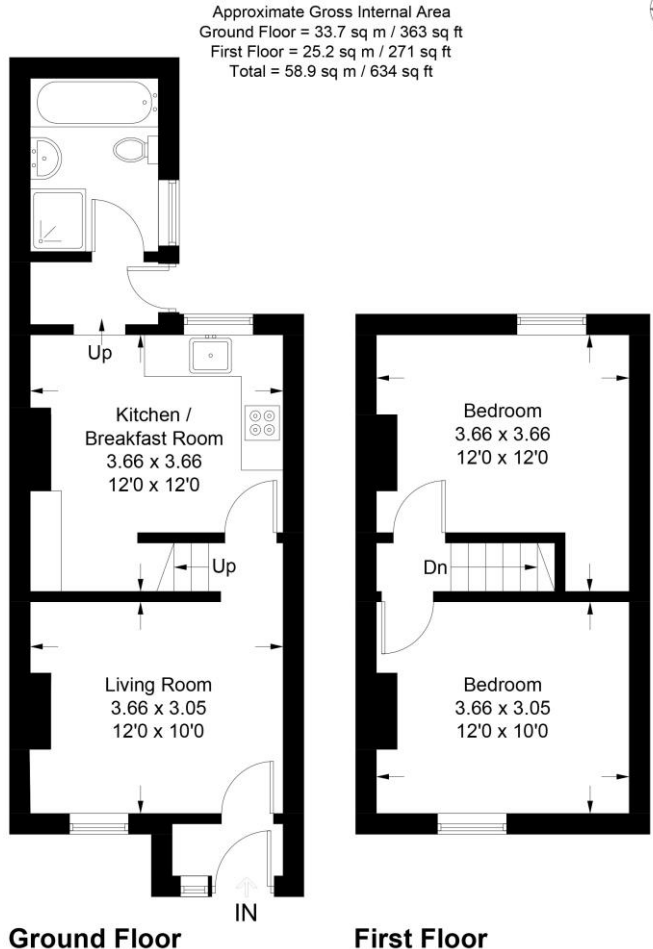
**£315,000 | Freehold**

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SOUTH FARNBOROUGH. This two double bedroom end of terrace Victorian home is offered to the market in our opinion in very good condition throughout. The property benefits from being redecorated throughout, new carpet, a shaker style kitchen with wood block work surfaces, utility area with white goods to be included if wanted, separate reception room, modern bathroom and enclosed rear garden. 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. NO ONWARD CHAIN. Council Tax Band: C - EPC Band: E







Approximate Gross Internal Area  
 Ground Floor = 33.7 sq m / 363 sq ft  
 First Floor = 25.2 sq m / 271 sq ft  
 Total = 58.9 sq m / 634 sq ft



Reading Road



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID793455)

## 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		
(69-80)	C		76
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	