



Osbornes
Independent estate agents

Somerset Road | Farnborough

VICTORIAN TERRACE HOME. This two double bedroom mid terrace property is offered to the market in our opinion in exceptional condition throughout.

Two Double Bedrooms | Two Reception Rooms | Modern Kitchen | Modern Bathroom | Enclosed Rear Garden | Off Street Parking

£350,000 | Freehold

VICTORIAN TERRACE HOME. This two double bedroom mid terrace property is offered to the market in our opinion in exceptional condition throughout. The property benefits from a refitted kitchen, two reception rooms, refitted bathroom, enclosed rear garden and off street parking. Situated on the desirable south side of Farnborough within walking distance of local shops and restaurants and also a short drive from the A331 and M3 motorway. INTERNAL INSPECTION ADVISED TO AVOID DISAPPOINTMENT.

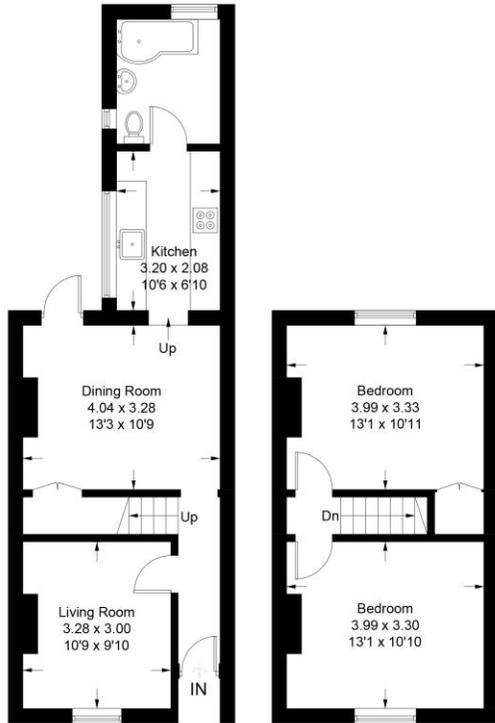


Council Tax Band: C EPC Band: D





Approximate Gross Internal Area
 Ground Floor = 43.1 sq m / 464 sq ft
 First Floor = 30.8 sq m / 331 sq ft
 Total = 73.9 sq m / 795 sq ft



Ground Floor

First Floor



Somerset Road

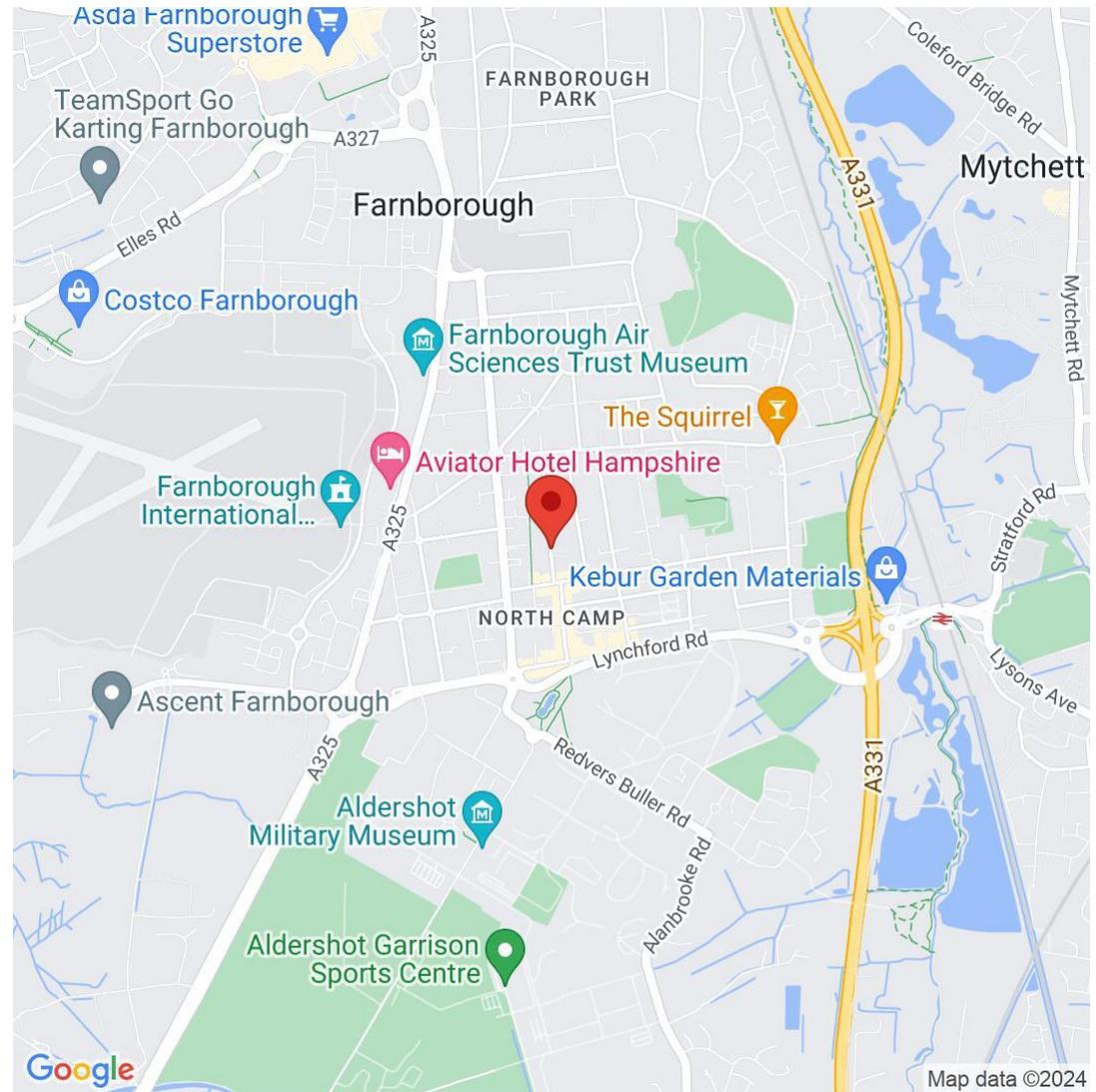
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1066031)

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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		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	