



**Osbornes**  
Independent estate agents

Somerset Road | Farnborough

82

# A charming two bedroom semi detached house located within walking distance to North Camp village.

Semi Detached | Two Bedrooms | Two Reception Rooms | Refitted Kitchen | Landscaped Rear Garden | No Onward Chain

**£325,000 | Freehold**

A charming two bedroom semi detached house located within walking distance to North Camp village. The property benefits from two reception rooms, refitted kitchen, upstairs bathroom and landscaped rear garden. Located in South Farnborough set in an ideal location for the commuter with excellent bus routes, rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach. NO ONWARD CHAIN. Council Tax Band: C - EPC Band: D





Approximate Gross Internal Area  
 Ground Floor = 34.8 sq m / 374 sq ft  
 First Floor = 26.4 sq m / 284 sq ft  
 Total = 61.2 sq m / 658 sq ft



Somerset Road

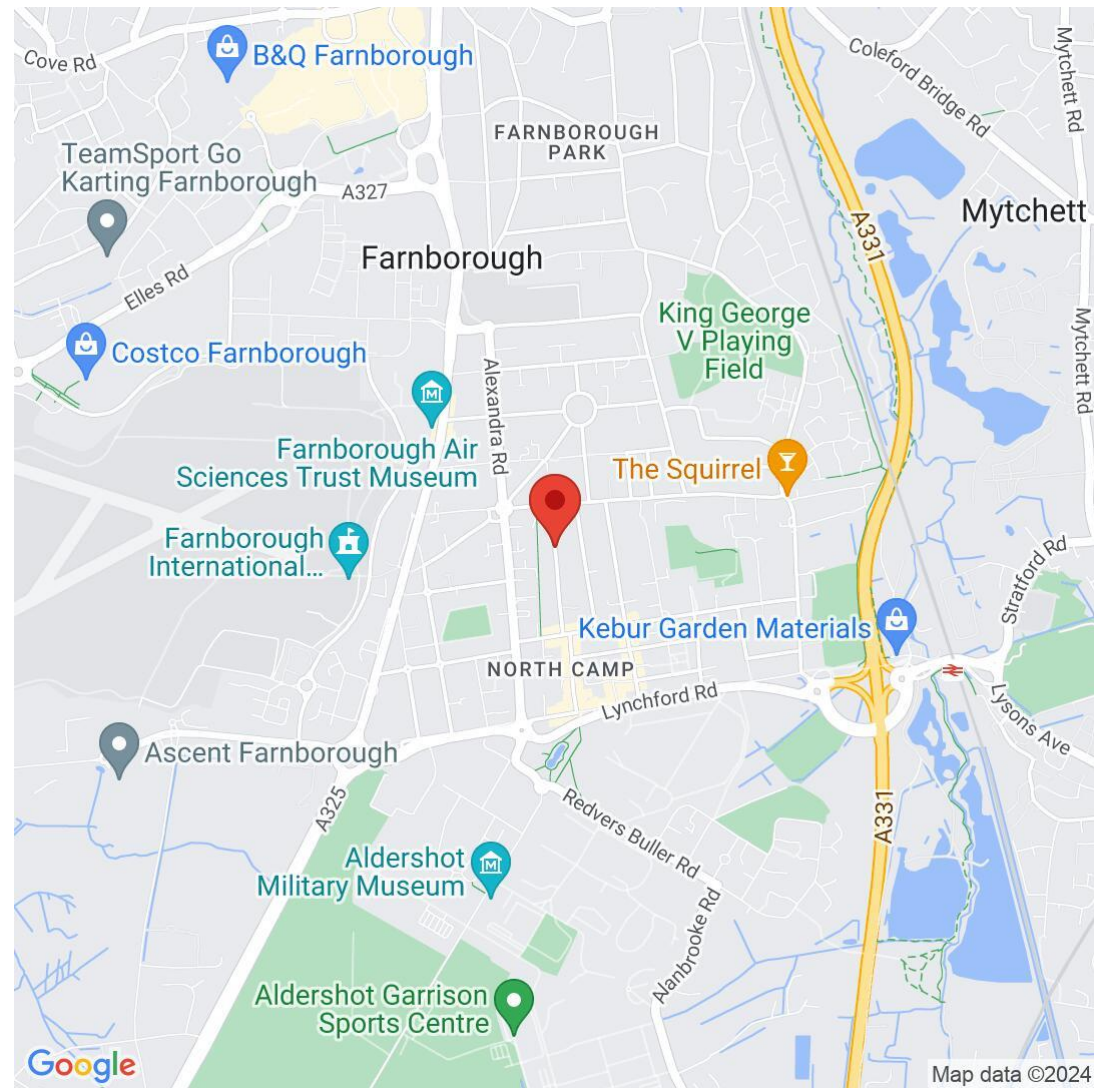
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1093078)

## Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

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		90
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	