



Osbornes
Independent estate agents

York Road | Farnborough

Nestled in a sought-after residential area, this delightful two-bedroom semi-detached home offers a perfect blend of character and modern convenience.

Semi Detached | Two Bedrooms | Lounge/Diner | Woodburner | Refitted Kitchen & Bathroom | Enclosed Rear Garden

£320,000 | Freehold

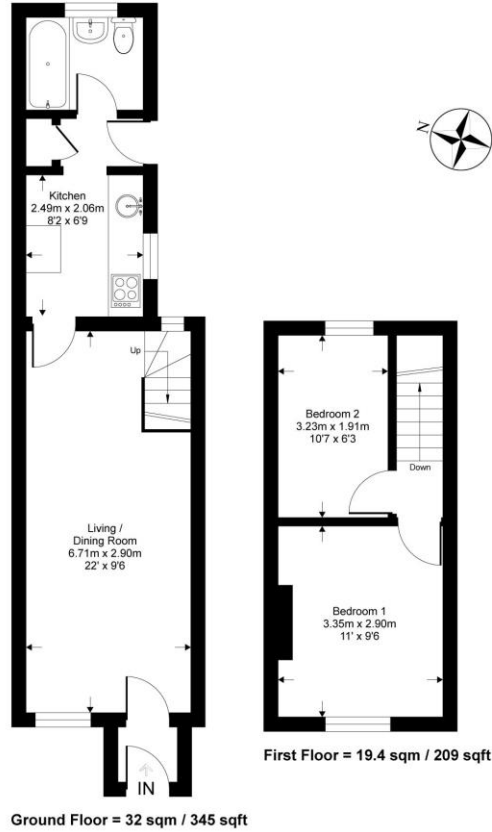
Nestled in a sought-after residential area, this delightful two-bedroom semi-detached home offers a perfect blend of character and modern convenience. With its inviting curb appeal, featuring a charming white picket fence and well-maintained frontage, this property is ideal for first-time buyers, small families, or investors looking for a great opportunity. Upon entering, you're welcomed into a spacious open-plan living and dining area, bathed in natural light from large windows. The feature fireplace with a wood-burning stove creates a warm and cozy ambiance, complemented by neutral decor and stylish furnishings. The space effortlessly flows into the modern kitchen, which boasts attractive wooden countertops, a Belfast sink, and eye-catching tiled flooring and backsplash. The stylish family bathroom includes contemporary white metro tiles, a bathtub with a shower, a modern vanity unit, and tasteful blue cabinetry, offering a fresh and clean aesthetic. A door from the kitchen leads to the rear garden, providing easy access to outdoor entertaining. Upstairs, the property offers two well-proportioned bedrooms. The primary bedroom is generously sized, featuring ample storage and a bright, airy atmosphere. The second bedroom is perfect for a child's room, home office, or guest space. Both rooms are well-lit and thoughtfully designed to maximize space and comfort. The beautifully landscaped rear garden is a standout feature, providing both gravel and lawn areas, perfect for outdoor seating and dining. A charming blue garden shed at the rear offers additional storage. The garden is enclosed for privacy and offers a tranquil retreat, ideal for relaxing or entertaining guests. Located in the popular area of South Farnborough, this property is within easy reach of local amenities, Outstanding-rated schools, and convenient transport links into London and other major hubs, making it an ideal home for families and professionals alike. Council Tax Band C - EPC Band D





York Road

Approximate Gross Internal Area = 51.4 sq m / 554 sq ft



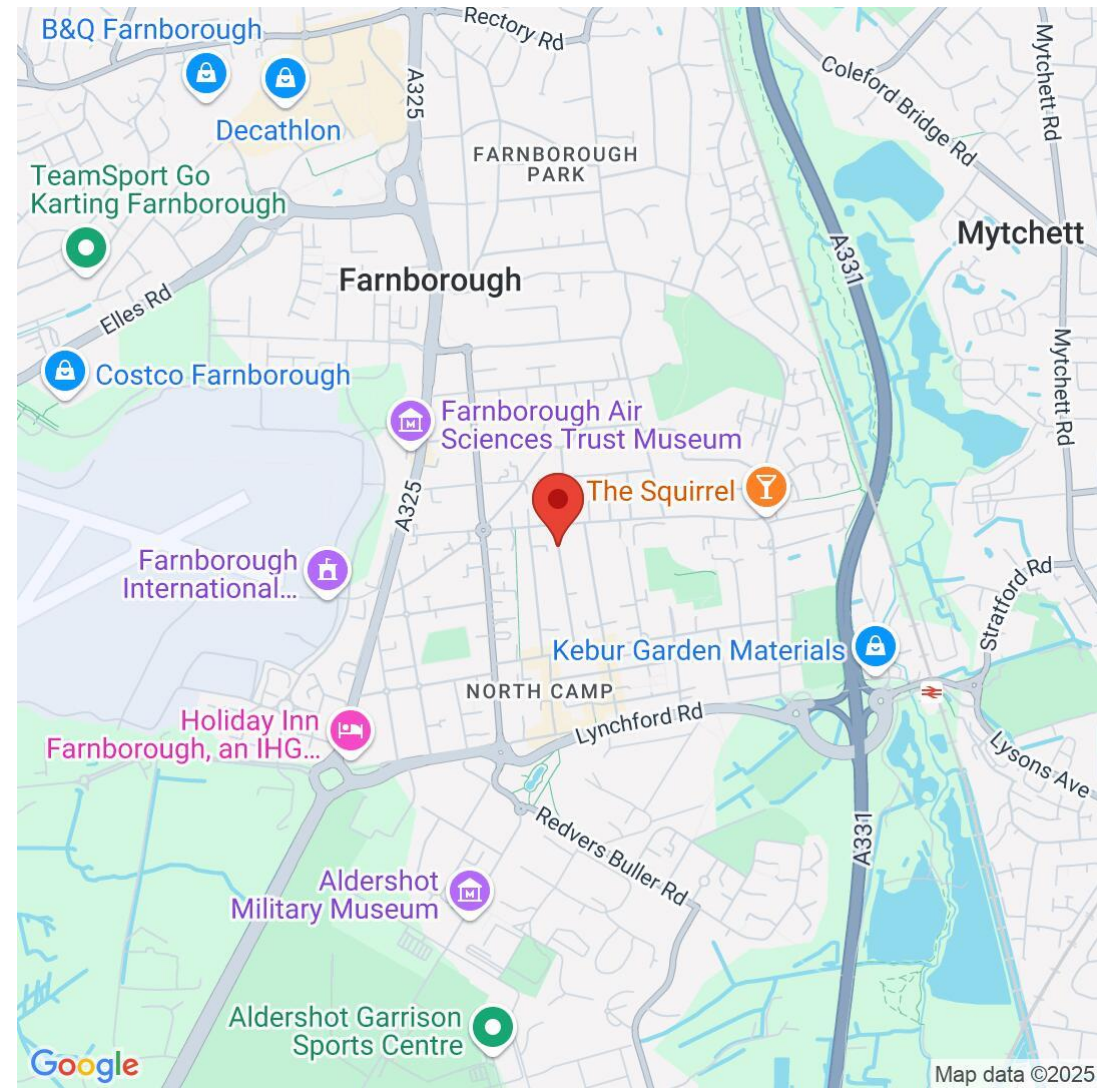
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	