



**Osbornes**  
Independent estate agents

Rodmel Court | Farnborough



# A two-bedroom end of terrace home located in a cul-de-sac location in the sought-after South Farnborough.

Two Double Bedrooms | Two Reception Rooms | Modern Kitchen | Conservatory | Garden | Off Street Parking for Two Cars

**£340,000 | Freehold**

A two-bedroom end of terrace home located in a cul-de-sac location in the sought-after South Farnborough. Perfect for first-time buyers, small families, or investors, this well-presented property offers a blend of comfort, style, and convenience. Upon entering, you are welcomed into a bright and spacious living room, decorated in neutral tones, providing a warm and inviting atmosphere. The modern kitchen is well-equipped with stylish cabinetry, wooden worktops, and integrated appliances, offering both functionality and aesthetic appeal. Adjacent to the kitchen, the dining area seamlessly flows into a conservatory, creating additional living space filled with natural light and providing direct access to the private rear garden—an ideal spot for outdoor dining and relaxation. Upstairs, the property boasts two well-proportioned double bedrooms, both benefiting from ample natural light and comfortable living space. The family bathroom is finished with stylish tiling and includes a full-sized bathtub, catering to both relaxation and practicality. Outside, the private garden is designed for low maintenance, featuring a patio seating area and artificial grass, perfect for entertaining. Further benefits include off street parking for two cars, ensuring convenience for residents. Located within easy reach of local amenities, parks, and well-regarded schools, this home is ideal for those seeking modern living in a prime location. Council Tax Band: C EPC Band: D



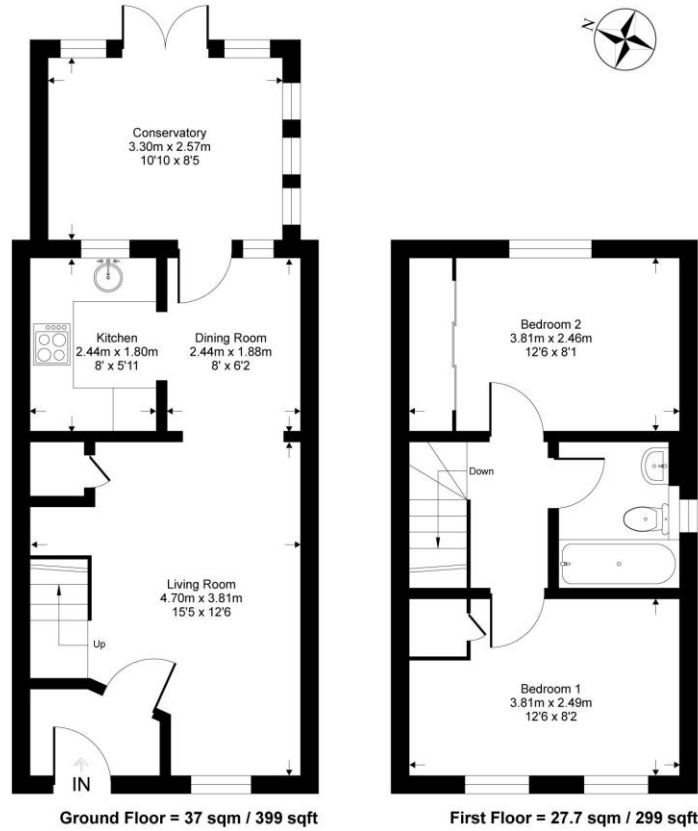






## Rodmel Court

Approximate Gross Internal Area = 64.8 sq m / 698 sq ft



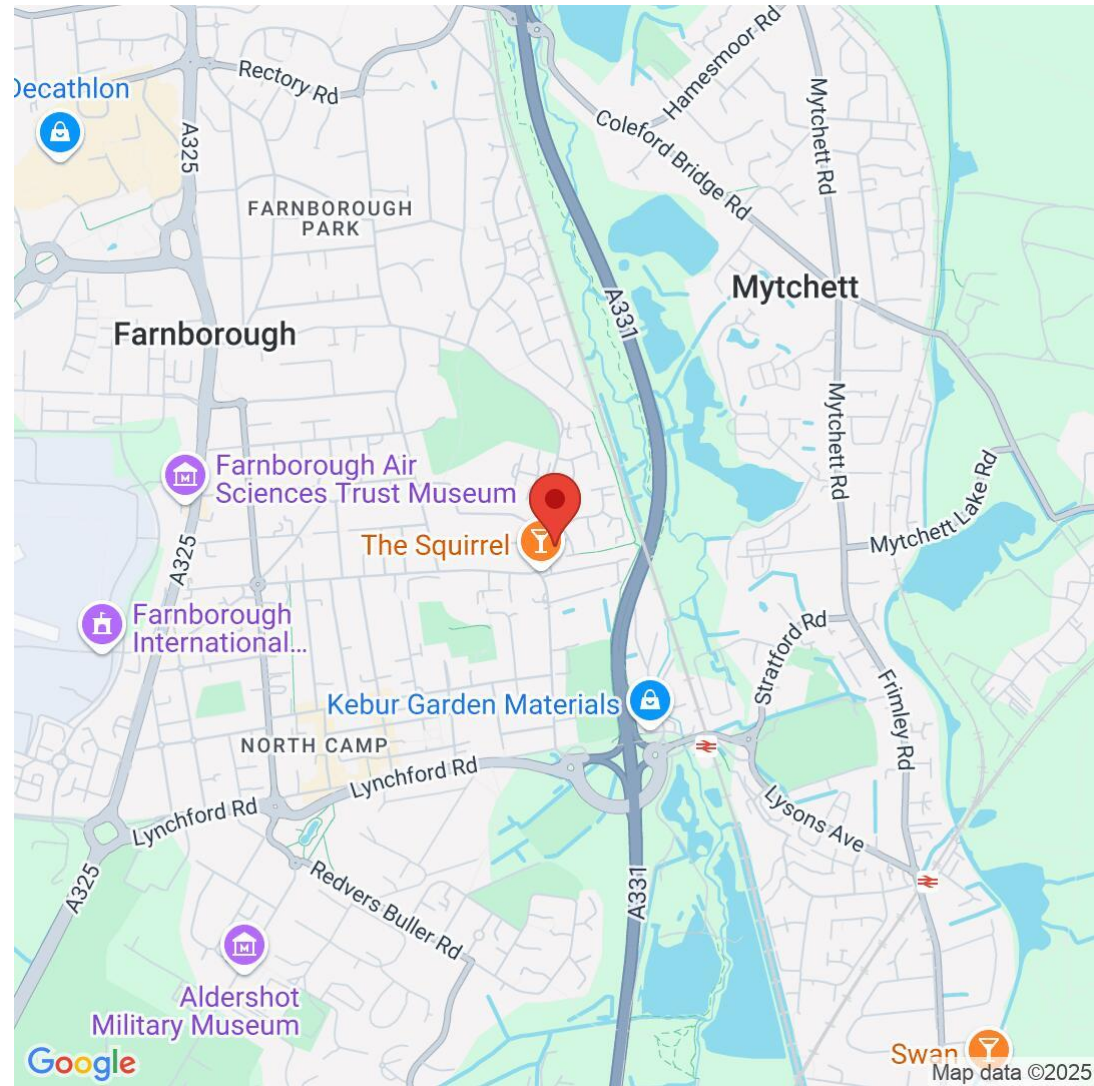
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## 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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC