



**Osbornes**  
Independent estate agents

Prospect Road | Farnborough

# Welcome to this charming three-bedroom mid terrace house located in the sought-after area of Farnborough.

Two Car Driveway | Three Bedrooms | Family Bathroom Upstairs | Open Plan Kitchen Dinner | West Facing Rear Garden

Garden Shed & Greenhouse

**£470,000 | Freehold**

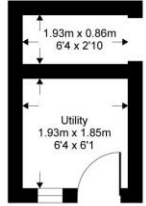
Welcome to this charming three-bedroom mid terrace house located in the sought-after area of Farnborough. Having undergone full refurbishment in recent times, this stunning property boasts a spacious layout, perfect for families or those looking for extra space. As you enter, you are greeted by a bright and airy entrance hall with character features. The living room with bay window which is complemented with wooden shutters, working wood burner and many other character features and is ideal for relaxing after a long day. The modern kitchen/dinner is equipped with sleek countertops, butler sink with Boiling Water tap and ample cabinet space, integrated dishwasher, electric cooker and gas hob making meal preparation a breeze. With bi-folding doors opening onto the rear (West Facing) garden allowing al-fresco dining on them warmer days. The garden is a mixture of Patio, lawn, flower beds and a selection of fruit trees.



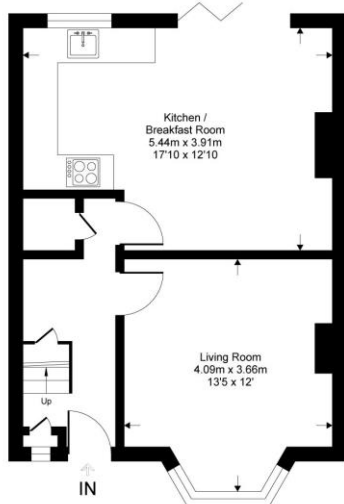


## Prospect Road

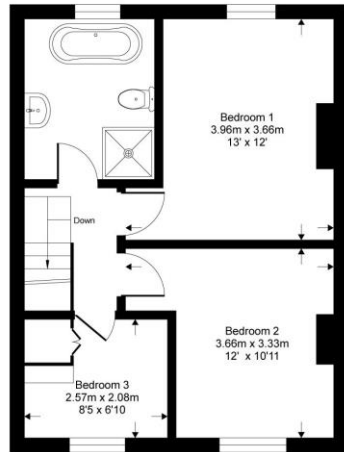
Approximate Gross Internal Area = 81.3 sq m / 876 sq ft  
 Approximate Outbuildings Internal Area = 5.2 sq m / 56 sq ft  
 Approximate Total Internal Area = 86.5 sq m / 932 sq ft



Outbuilding 1 / 2 = 5.2 sqm / 56 sqft



Ground Floor = 41.3 sqm / 445 sqft



First Floor = 40 sqm / 431 sqft



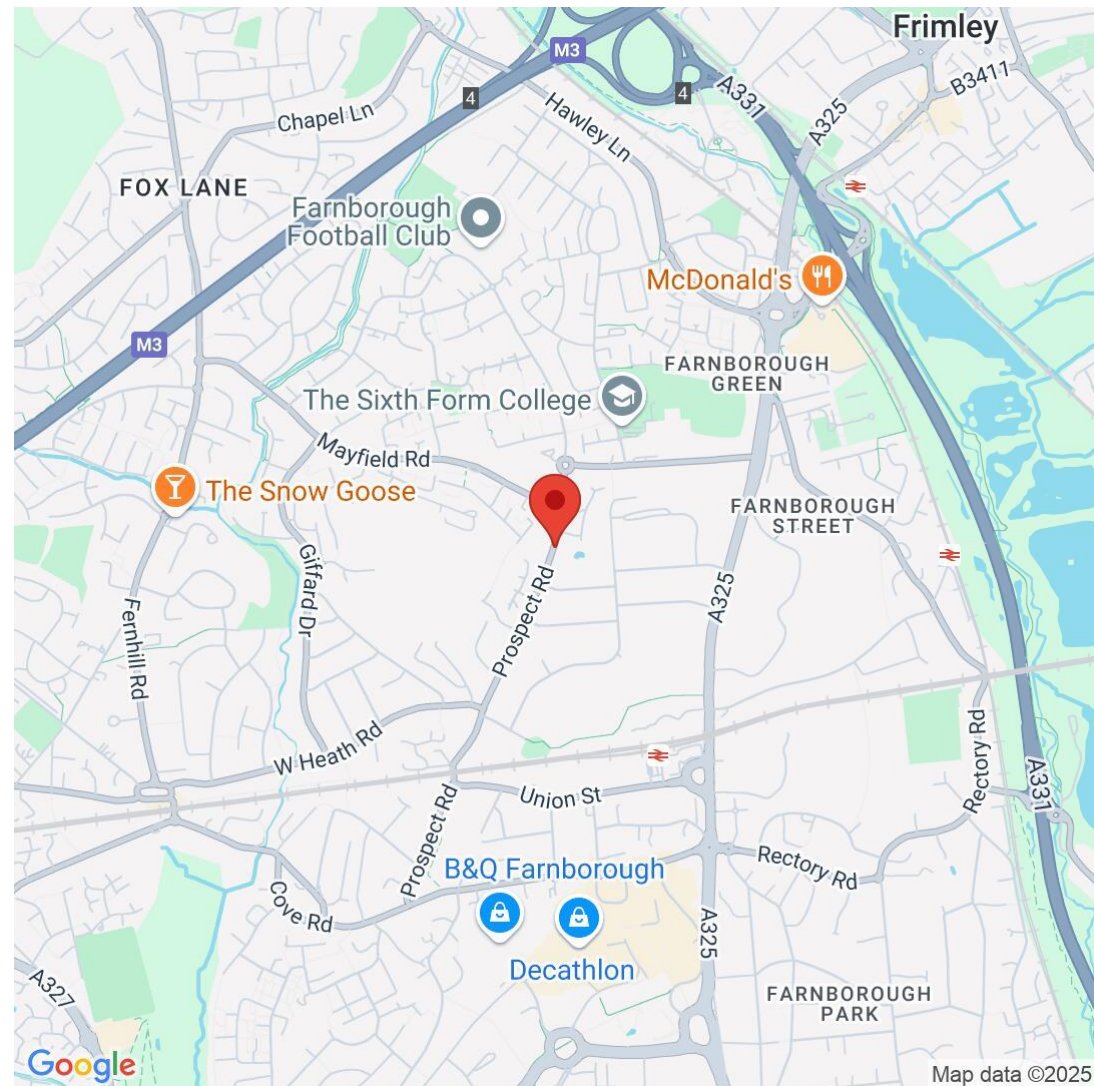
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Osbornes Estate Agents

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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		90
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	