



Osbornes
Independent estate agents

Grasmere Road | Farnborough

A fantastic opportunity to acquire a three-bedroom semi-detached home requiring modernisation, situated in a popular residential location within easy reach of local schools, shops

Semi Detached | Three Bedrooms | Modern Shower Room | Enclosed Rear Garden | Garage & Driveway | No Onward Chain

Guide Price £350,000 | Freehold

A fantastic opportunity to acquire a three-bedroom semi-detached home requiring modernisation, situated in a popular residential location within easy reach of local schools, shops, and transport links. The property offers excellent potential to improve and extend (STPP), with the current layout comprising a spacious front aspect living room and a generously sized kitchen/breakfast room that opens into a bright conservatory overlooking the garden. Upstairs are three bedrooms – two doubles and a good-sized single – and a modernised shower room. Externally, the home features a driveway leading to an attached garage, and a private rear garden with two timber sheds offering additional storage. Further benefits include gas central heating, double glazing, and scope to create a superb family home in a well-regarded location. No Onward Chain Council Tax Band D EPC Band: D





Grasmere Road

Approximate Gross Internal Area = 84.5 sq m / 910 sq ft
Approximate Garage Internal Area = 11.1 sq m / 120 sq ft
Approximate Total Internal Area = 95.6 sq m / 1030 sq ft



First Floor = 41.7 sqm / 449 sqft

Ground Floor = 42.8 sqm / 461 sqft

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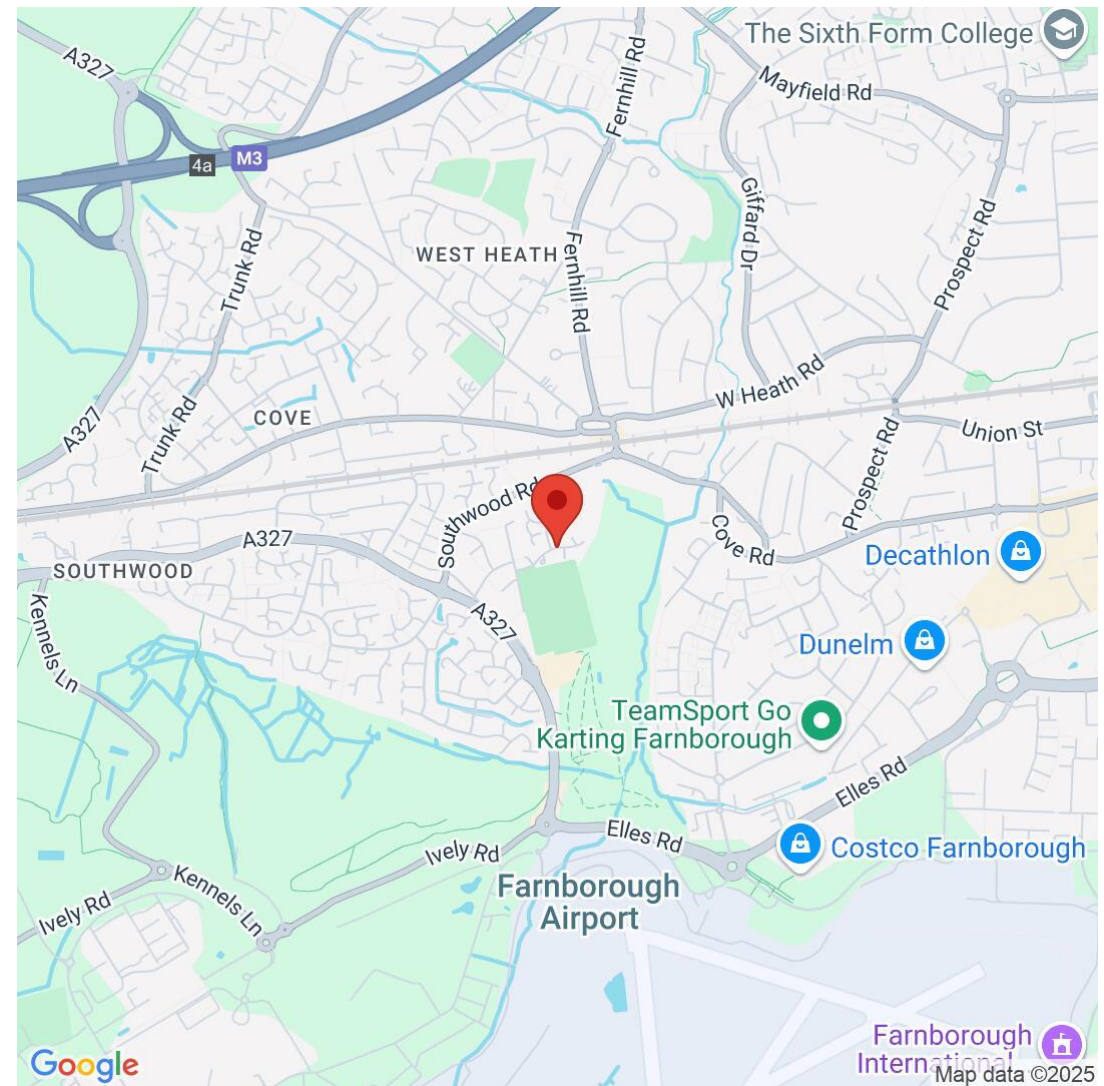
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		