



**Osbornes**  
Independent estate agents

Carmarthen Close | Farnborough  
Farnborough | GU14



# A well-kept two double bedroom semi-detached home, tucked away in a residential cul-de-sac and offered to the market for the first time in many years.

Semi Detached | Two Double Bedrooms | Kitchen | Family Bathroom | Corner Plot | Gated Access to Garden to Provide Parking

**£315,000 | Freehold**

A well-kept two double bedroom semi-detached home, tucked away in a residential cul-de-sac and offered to the market for the first time in many years. The property has been clearly cared for, with generous room sizes, a modern fitted kitchen and a private, low-maintenance garden. An entrance hall with storage opens into a superb open-plan living/dining room extending to around 24ft, with a large front window and sliding patio doors at the rear bringing in plenty of natural light and giving a pleasant outlook over the garden. The separate kitchen is fitted with a range of light wood units, ample work surfaces and space for appliances, and also enjoys a garden aspect. Upstairs there are two excellent double bedrooms, both spanning the width of the house, together with a family bathroom and a separate WC. The house benefits from gas central heating and double-glazed windows, and offers an approximate gross internal area of 76.7 sq m (826 sq ft). Outside, the rear garden is a real feature – enclosed and thoughtfully arranged with paved seating areas, raised sections and a variety of established shrubs and potted plants, creating an attractive, low-maintenance space for relaxing or entertaining. The front is similarly easy to look after, with a path to the front door and gravelled areas with planting. There are also double gates with a dropped kerb allowing for off street parking for one to two cars. Carmarthen Close is conveniently positioned for local schools, parks and everyday amenities, with good road links to the M3 and A331 and access to Farnborough's mainline station for London commuting. Council Tax Band: C EPC Band: C



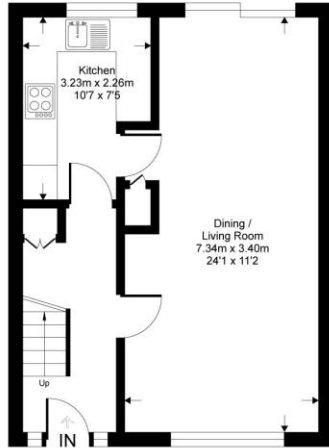




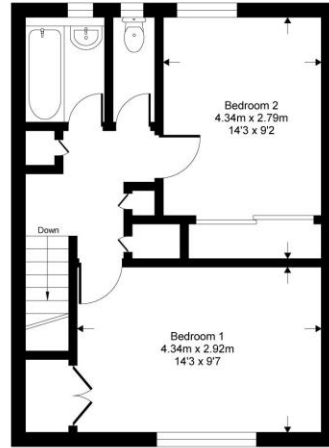


## Carmarthen Close

Approximate Gross Internal Area = 76.7 sq m / 826 sq ft



Ground Floor = 38.3 sqm / 413 sqft



First Floor = 38.3 sqm / 413 sqft

**Osbornes**  
independent estate agents

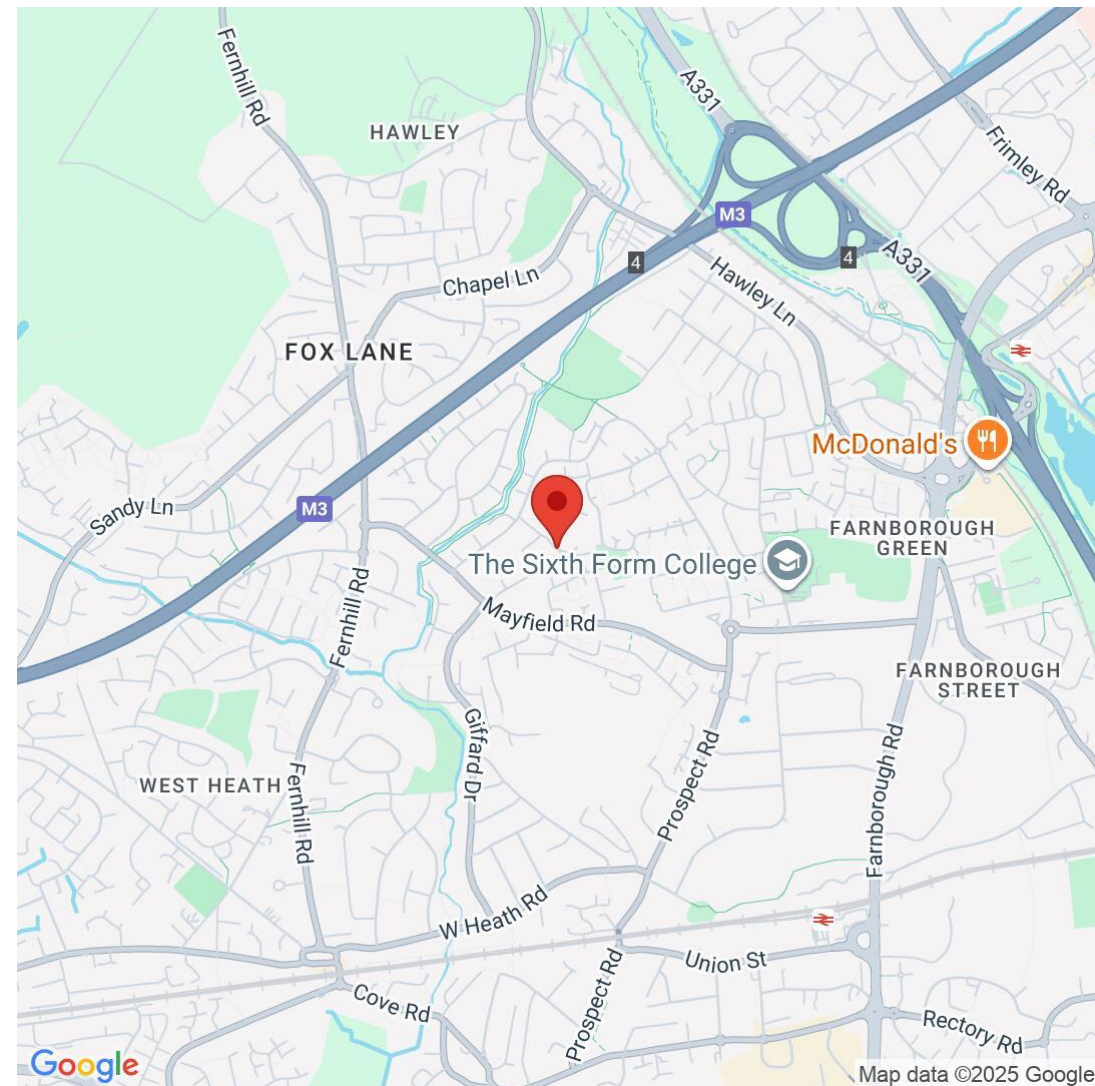
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | [info@osbornesestateagents.co.uk](mailto:info@osbornesestateagents.co.uk) | [www.osbornesestateagents.co.uk](http://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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	69	
(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		