



**Osbornes**  
Independent estate agents

Somerset Road | North Camp

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## **TWO BEDROOM SEMI DETACHED HOUSE LOCATED IN SOUTH FARNBOROUGH. The ground floor comprises of a living room, separate dining room and modernised kitchen.**

Two Double Bedroom House | Close to Amenities | Modern Bathroom | Modern Kitchen | 2 Allocated Parking Spaces | Gas Central Heating

**£1,450 per month**

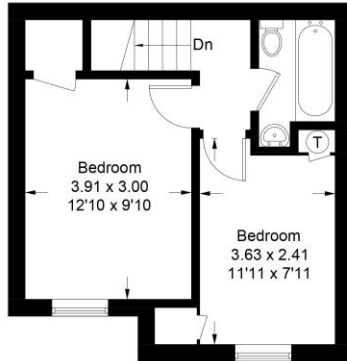
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TWO BEDROOM SEMI DETACHED HOUSE LOCATED IN SOUTH FARNBOROUGH. The ground floor comprises of a living room, separate dining room and modernised kitchen. The first floor; two double bedrooms and a family bathroom. Allocated parking for two cars, storage shed and garden to front of property. Located in South Farnborough set in an ideal location for the commuter with excellent bus routes, rail, road and general transport networks; Farnborough mainline station will take you into London Waterloo in under 40 minutes and there is access to the M3 bringing Farnham, Fleet, Basingstoke and Camberley within easy reach. Available Immediately. Available Unfurnished. EPC Band: D Council Tax Band: B Deposit £1673.08

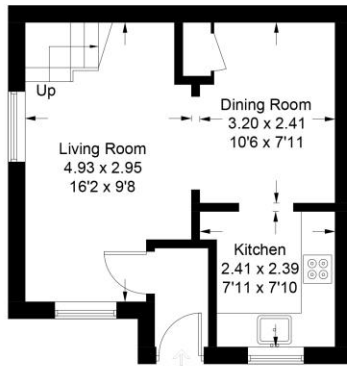




Approximate Gross Internal Area  
 Ground Floor = 29.9 sq m / 322 sq ft  
 First Floor = 29.8 sq m / 321 sq ft  
 Total = 59.7 sq m / 643 sq ft



**First Floor**



**Ground Floor**



**Somerset Road**

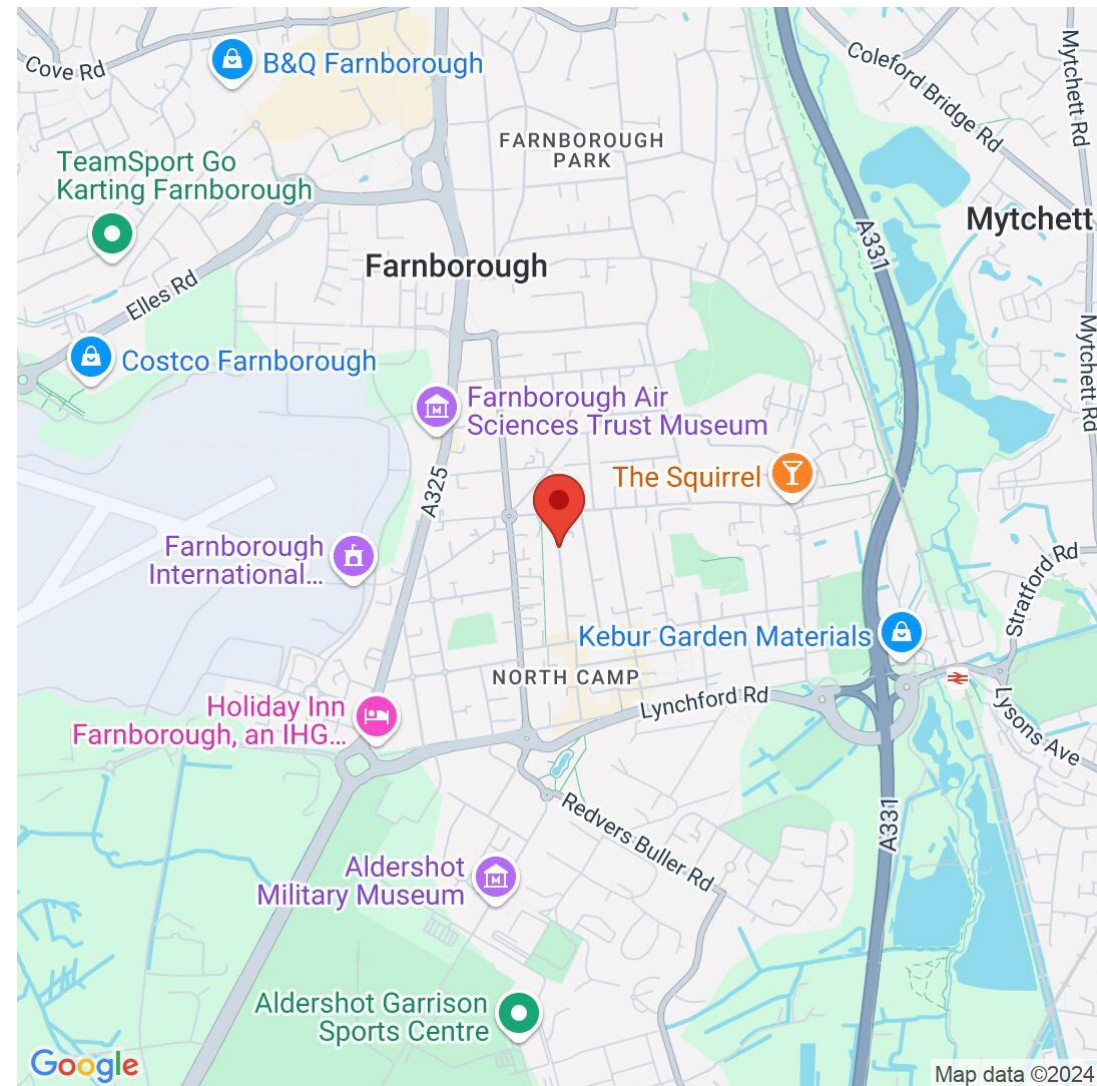
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID837393)

## 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		89
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	