



Osbornes
Independent estate agents

Yetminster Road | Farnborough

SOUTH FARNBOROUGH. This two double bedroom fully refurbished Victorian home is offered the market with no onward chain.

Two Double Bedrooms | Modern Kitchen, Breakfast/Family Room | Dressing Area & En-Suite Shower to Master | Modern Upstairs Bathroom | Garden | No Onward Chain

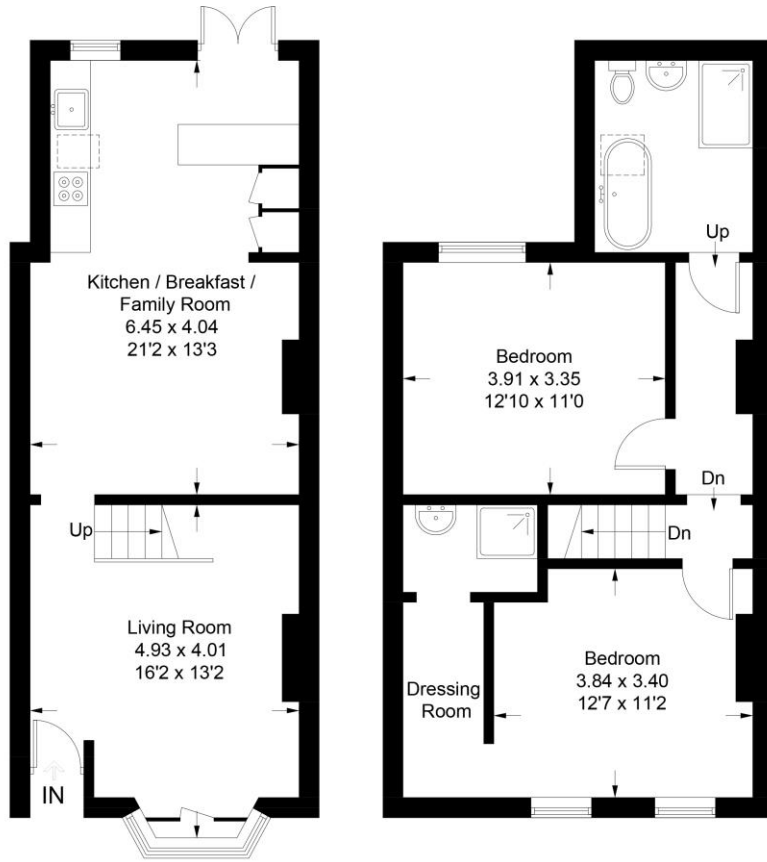
£400,000 | Freehold

SOUTH FARNBOROUGH. This two double bedroom fully refurbished Victorian home is offered the market with no onward chain. The property benefits from a newly fitted kitchen/breakfast family room with French doors on to private garden, living room with feature bay window, integrated appliances, master bedroom with dressing area and en-suite shower room and modern upstairs bedroom. 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. **NO ONWARD CHAIN.** Council Tax Band: C - EPC Band: E





Approximate Gross Internal Area
 Ground Floor = 43.6 sq m / 469 sq ft
 First Floor = 48.4 sq m / 521 sq ft
 Total = 92.0 sq m / 990 sq ft



Ground Floor

First Floor



Yetminster Road

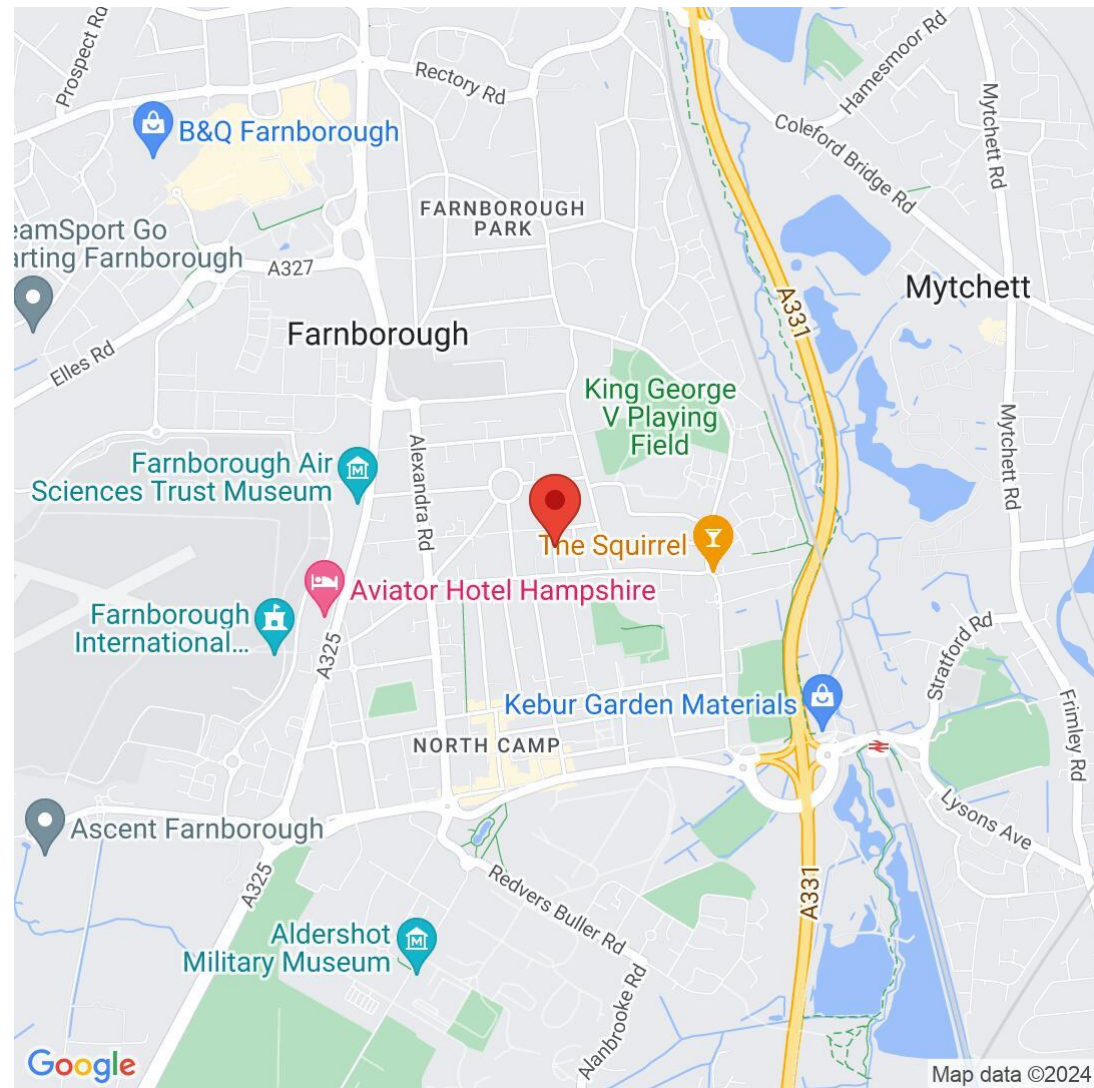
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1032794)

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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		84
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	