



Osbornes
Independent estate agents

Stake Lane | Farnborough

WALKING DISTANCE OF FARNBOROUGH MAINLINE STATION. Quiet cul-de-sac location.

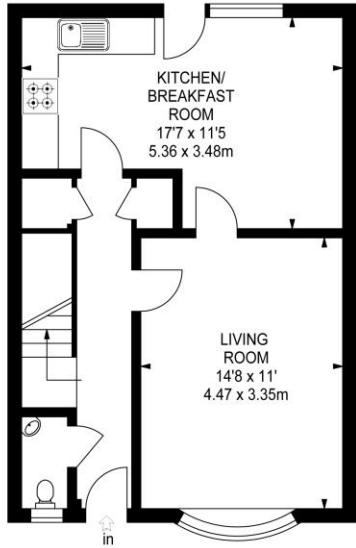
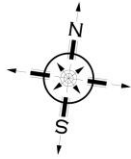
3 Double Bedrooms | Refitted Kitchen | Refitted Bathroom | Gas Central Heating | Garage | Walking Distance of Farnborough Main

£1,600 per month

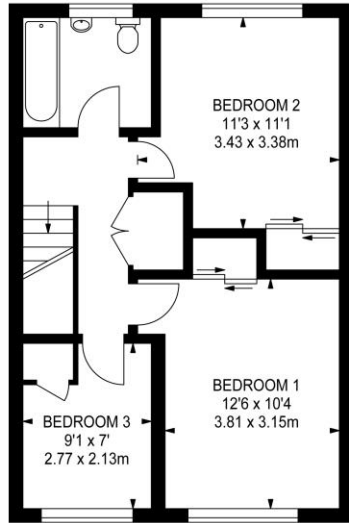
WALKING DISTANCE OF FARNBOROUGH MAINLINE STATION. Quiet cul-de-sac location. END OF TERRACE modern three-bedroom family house comprising; cloakroom, reception room, kitchen diner, three double bedrooms, family bathroom, enclosed rear garden and a GARAGE. The house has been redecorated throughout. The property is situated close to the town centre, ideally placed for local primary, junior and secondary schools and offers commuter access via the A331 (serving the M3 and A3). Farnborough mainline station is approx 0.6 miles, with direct access to Waterloo in 37 minutes. AVAILABLE NOW. AVAILABLE UNFURNISHED. Council Tax Band : D EPC : C Deposit : £1961.54







GROUND FLOOR



FIRST FLOOR

REF - OSB - 9 SL

APPROX. GROSS INTERNAL FLOOR AREA 932 SQ FT / 86.59 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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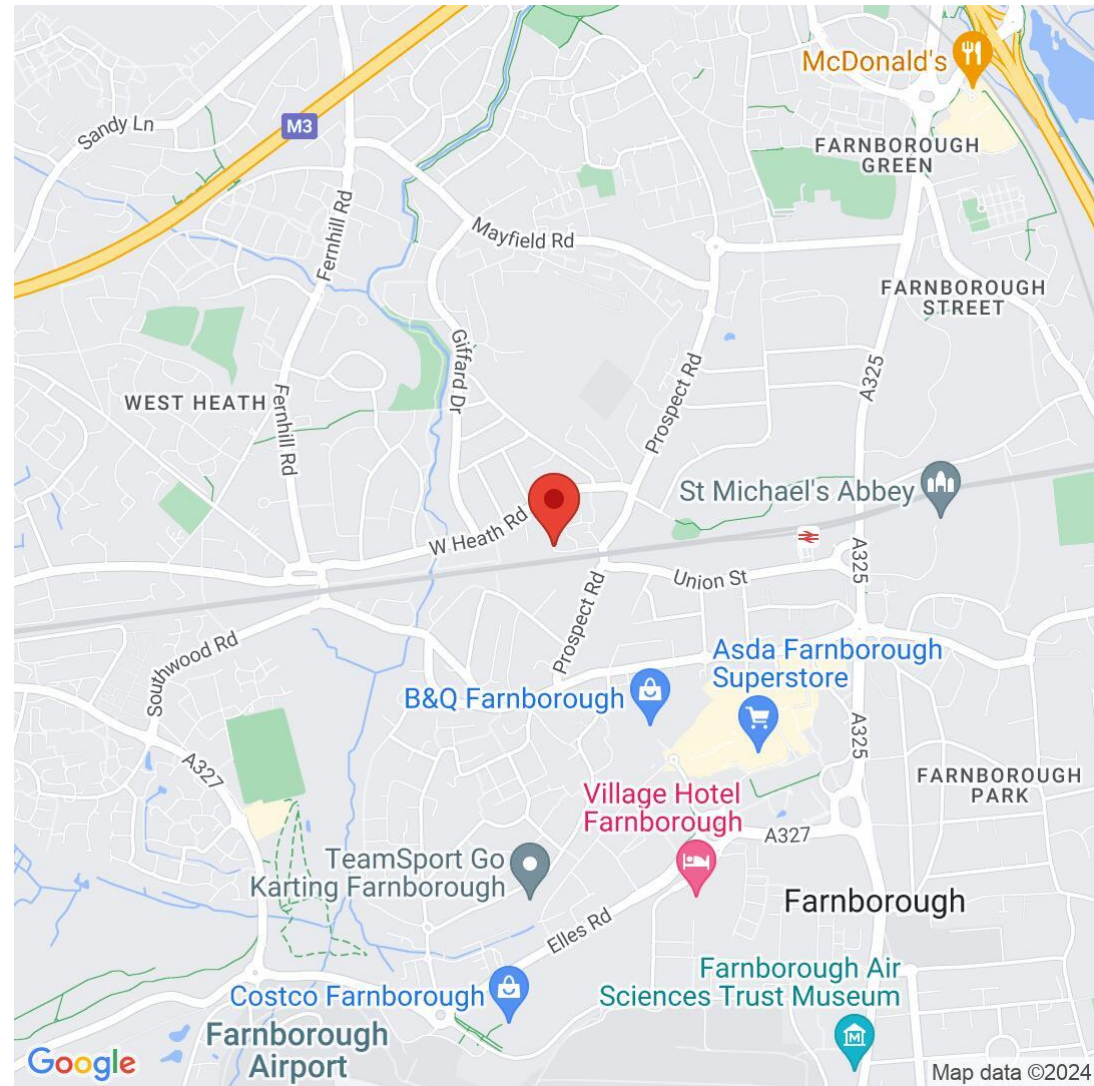


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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings 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		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	