



**Osbornes**  
Independent estate agents

Osborne Road | Farnborough



# Osbornes are delighted to offer to the market this substantial ground floor Victorian conversion apartment, situated in one of South Farnborough's most sought-after tree-lined road

Ground Floor Flat | Private Garden | Parking | Two Double Bedrooms | Two Reception Rooms | End of Chain

**£325,000 | Leasehold**

Osbornes are delighted to offer to the market this substantial ground floor Victorian conversion apartment, situated in one of South Farnborough's most sought-after tree-lined roads. Boasting over 1,080 sq. ft of accommodation, this elegant home blends period charm with practical living, and benefits from its own private garden and off-road parking.

Internally, the property offers two impressive double bedrooms, each featuring bay windows and period fireplaces. The spacious reception room is filled with natural light and character, while the separate dining room provides a versatile second living space with French doors leading directly to the garden.

The modern kitchen, utility and storage areas provide excellent functionality, while the bathroom is finished in a white suite with shower over bath. High ceilings, sash-style windows, picture rails and original fireplaces are present throughout, enhancing the Victorian character. Outside, the property enjoys a private, low-maintenance garden ideal for entertaining, along with brick-built outbuildings providing additional storage. The rear of the property offers off-street parking, a rare benefit for this style of home.

Located in the heart of South Farnborough, the property is perfectly placed for local shops, parks and restaurants, while being within easy reach of Farnborough Main station for fast services to London Waterloo. Families will also appreciate the catchment for highly regarded local schools.

EPC Band: D | Council Tax Band: B | Ground Rent/Service Charge £600 per annum | Lease Start Date 1st October 1983 for 999 Years

Lease details, service charges, ground rent, maintenance charges (where applicable), and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



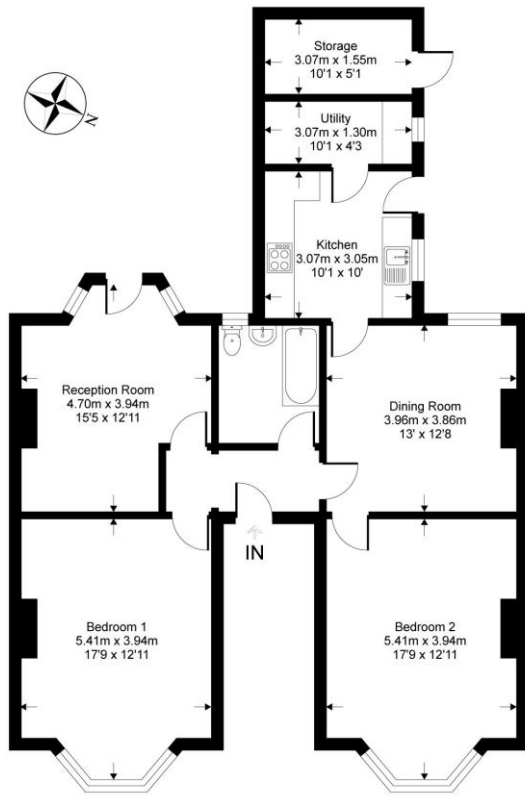






## Osborne Road

Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft



Ground Floor = 100.5 sqm / 1082 sqft



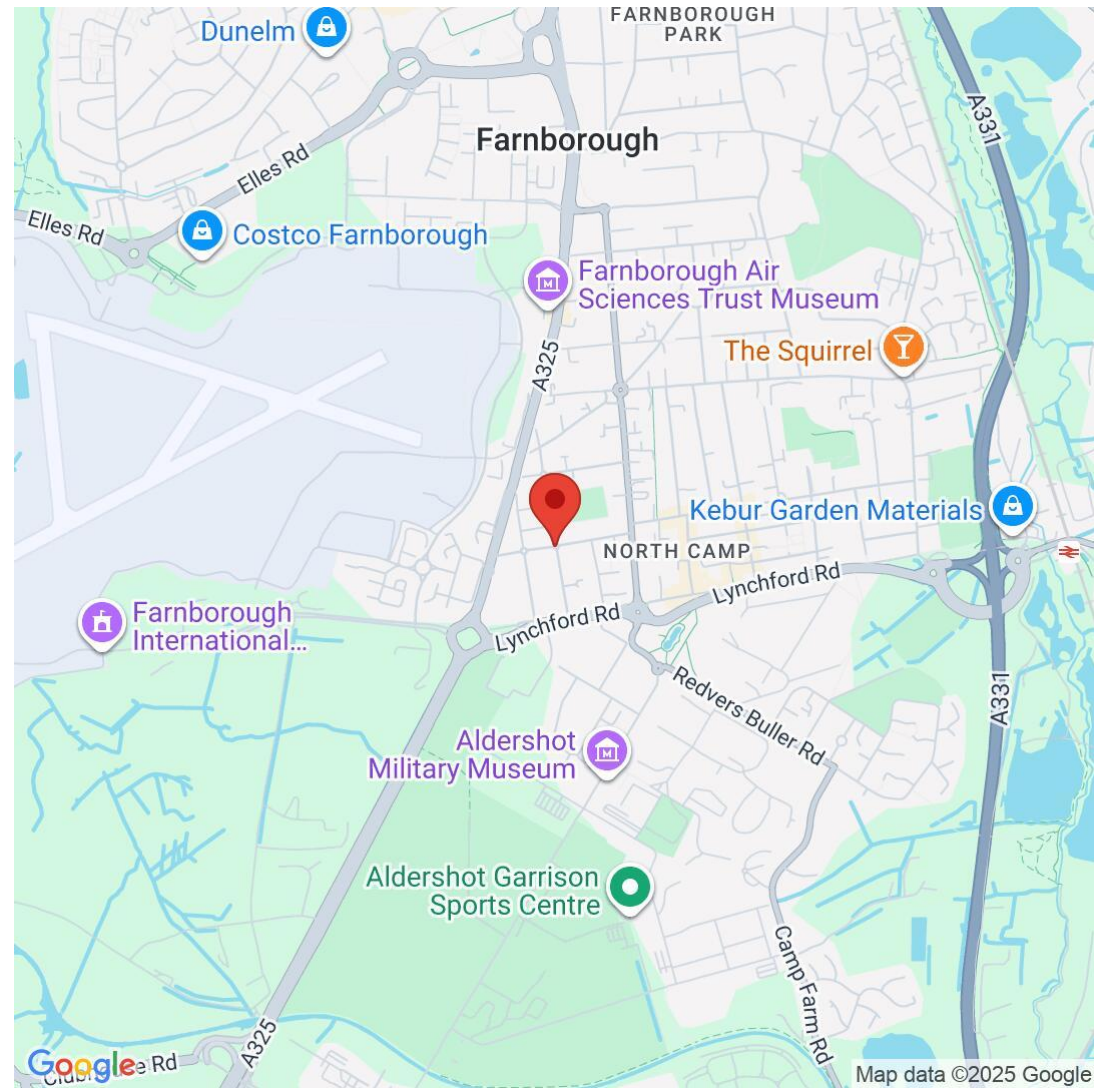
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Osbornes Estate Agents

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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		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	