



**Osbornes**  
Independent estate agents

Somerset Road | Farnborough

# A charming two-bedroom character home offering approximately 704 sq ft of well-presented accommodation, a modern fitted kitchen, and a generous West facing rear garden

Newly Refurbished | Two Double Bedrooms | Second W/C to the 1st Floor | Two Reception Rooms | West Facing Garden

**£365,000 | Freehold**

A charming two-bedroom character home offering approximately 704 sq ft of well-presented accommodation, a modern fitted kitchen, and a generous rear garden-ideal for buyers looking for period charm with practical modern day-to-day living.

The ground floor features two separate reception rooms, with a cosy front living room complemented by a feature fireplace, and a separate dining room providing an excellent entertaining space with doors opening to the garden. To the rear, the property enjoys a stylish kitchen finished with shaker-style cabinetry and integrated cooking appliances, plus a contemporary family bathroom with a modern suite and shower over bath.

Upstairs are two well-proportioned double bedrooms, both enjoying good natural light and offering flexible space for home working if required. The main bedroom is complimented with W/C facilities.

Outside, the rear garden is a real highlight-a lovely long west facing plot with a patio seating area leading onto lawn, established borders, a timber shed and a selection of Banana Trees to the bottom, creating an excellent outdoor space for relaxing, entertaining and gardening.

Conveniently positioned in Farnborough, Somerset Road is within easy reach of local amenities, the town centre and rail links, as well as good access to major road networks for commuting.

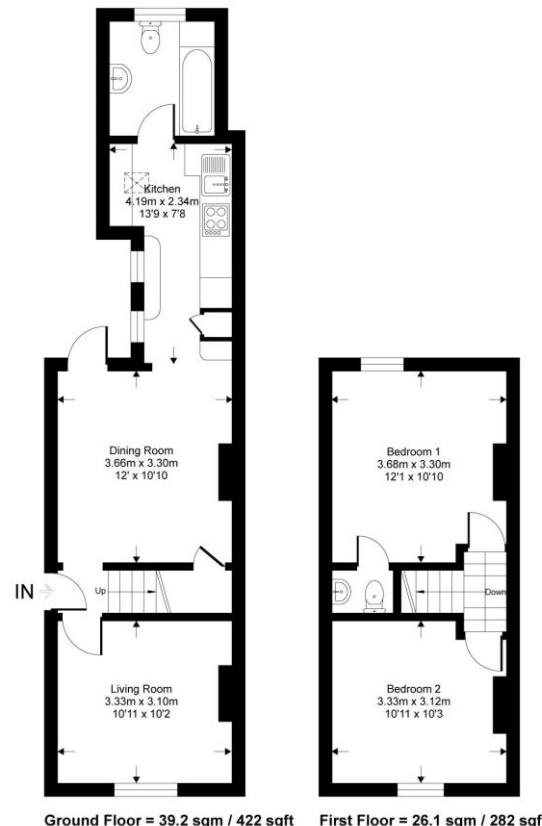
Council Tax Band C £1967 per annum - EPC Band E (Done Prior to Refurbishment)





## Somerset Road

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft



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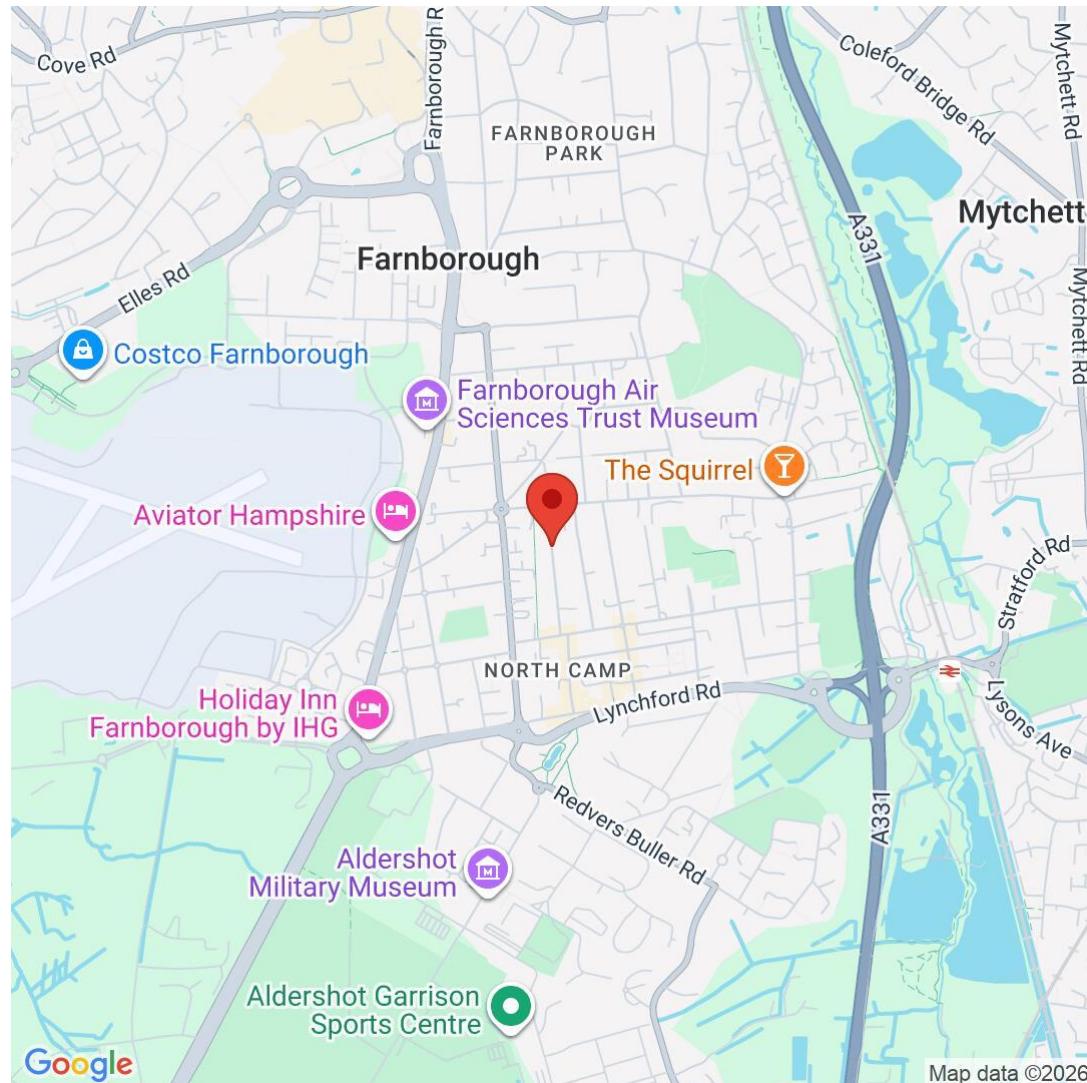
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	77
(81-91)	B	52
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		