

44, Saltram Road Farnborough GU14 7DX




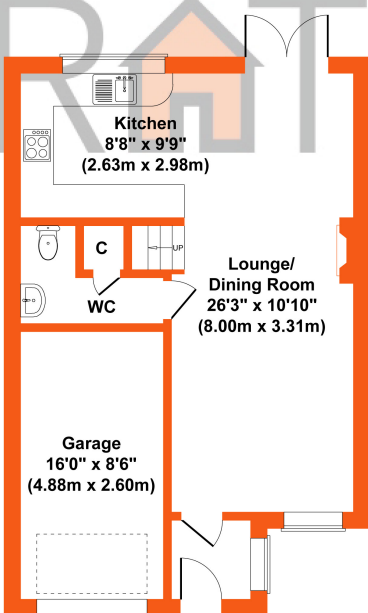
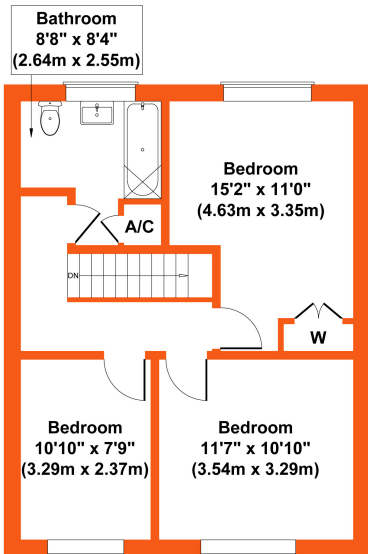
An attractive Neo-Georgian end of terrace family home, with no onward chain and 966 sq ft of accommodation, driveway parking and an integral garage. The modern, bright and airy accommodation which spans two floors comprises: Entrance hall, downstairs cloakroom and impressive 26 ft living/dining room opening into refitted kitchen. From the dining area double doors lead out to a large decked area and wide corner plot which extends around to the side of the property. On the first floor there are three good sized bedrooms and a family bathroom. The property has gas central heating and double glazing and an EPC-D reading. Archive photos due to be updated shortly once the existing tenant vacates. For more detailed material information please click on the various brochure links.

£465,000 Freehold



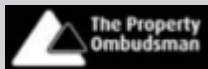


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 966 sq. ft. (89.7 sq. m.)
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by The Plan Portal 2024



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.