



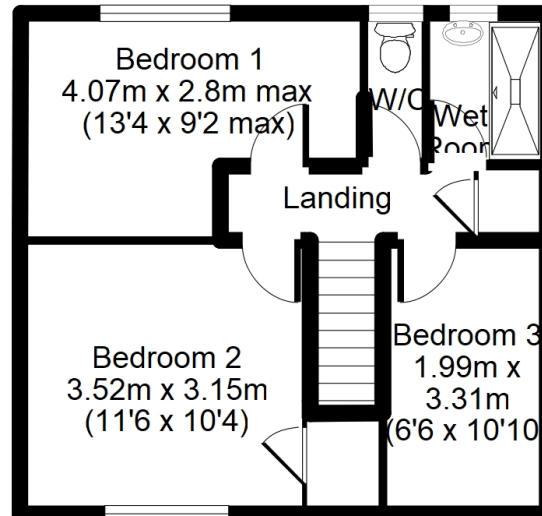
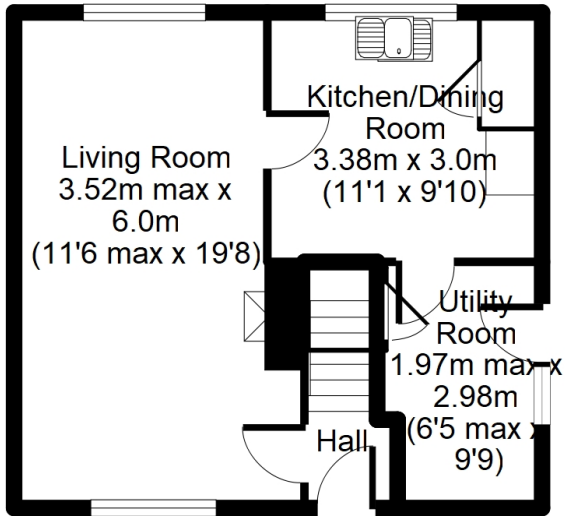
349 Fernhill Road, FARNBOROUGH, Hampshire GU14 9EN

Guide Price £350,000 Freehold

Jigsaw Estates Hampshire are pleased to offer to the market, this semi-detached house, in need of renovation, with potential to extend (s.t.p.p.). The property is offered for sale with no onward chain and is ideally situated with access to a range of local amenities including; a selection of local schools, a parade of local shops which includes a Co-op, and eateries. Just a short drive away you also have; Farnborough airport, the mainline station to London, the town centre and also the M3 and A331 are very accessible. Accommodation downstairs comprises; living/dining room, kitchen and a generous utility room. Upstairs, are three well-proportioned bedrooms, a shower room and separate toilet. Further benefits include; good-sized front and rear garden, a combination boiler and replaced consumer unit fitted approximately 5 years ago and double glazing. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- REFURBISHMENT OPPORTUNITY
- NO ONWARD CHAIN
- LIVING/DINING ROOM
- SHOWER ROOM & CLOAKROOM
- POTENTIAL TO EXTEND (S.T.P.P)
- THREE BEDROOMS
- KITCHEN & UTILITY



Approx. Total Floor Area:
79 Sq M = 850 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C	70	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

