



2 Southern Way, FARNBOROUGH, Hampshire GU14 0RE

£280,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this end-terrace home with two allocated parking spaces, nestled in the Southwood development. The property is ideally situated with access to a range of local amenities including; local schools, Morrisons supermarket, Nutfield Health & Fitness centre and local parks. Just a short drive away you also have; Farnborough airport, the mainline station to London and the town centre and also the M3 and A331 are very accessible.

Accommodation comprises; entrance hall with access to the under stairs cupboard, a superbly presented living room, a modern fitted kitchen, conservatory which is currently being used as an office. Upstairs there is a landing with access to the loft, a large double bedroom with fitted cupboard and a shower room.

Outside is a low maintenance garden with a large workshop with power and lighting. At one end of the workshop is a shed/storage room. Further benefits include; two allocated parking spaces, front garden, double glazing, and gas central heating. Outside to the rear is a secluded rear garden with a patio area accessed from either the family or living room.

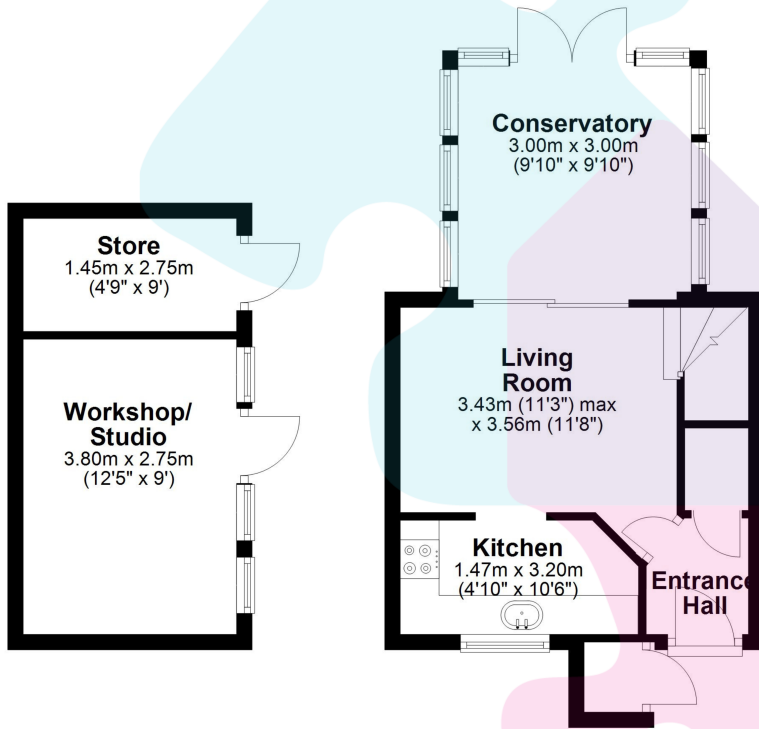
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- TWO ALLOCATED PARKING SPACES
- CONSERVATORY
- IMMACULATELY PRESENTED
- SHOWER ROOM
- COUNCIL TAX BAND = B
- SITUATED IN SOUTHWOOD
- GARDEN WORKSHOP
- DOUBLE BEDROOM
- REAR GARDEN

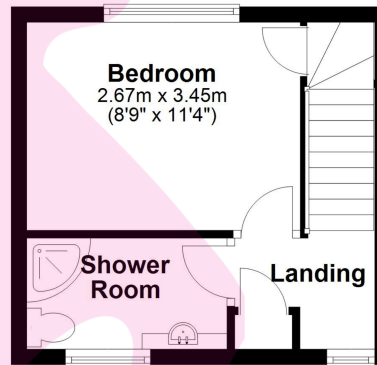
Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



First Floor

Approx. 18.9 sq. metres (202.9 sq. feet)



Total area: approx. 60.5 sq. metres (650.8 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	69
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 