

87a Somerset Road
Farnborough, GU14 6DR



£274,000 Freehold



- Two bedrooms
- Refitted kitchen
- Two allocated parking spaces
- Small front garden

- Separate lounge & dining room
- Gas fired central heating
- No onward chain



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Summary

A well presented two bedroom back-to-back house with a front garden and side access to the rear where there are two allocated parking spaces, a clothes drying area and a tool store (which could be replaced with a shed). The property would be an ideal first time or investment purchase having been updated in recent years to include a new central heating boiler and refitted kitchen. There is gas fired central heating by radiators.

The property is conveniently situated within walking distance of North Camp village, offering a comprehensive range of shopping facilities and eateries. Farnborough Main, North Camp and Ash Vale railway stations are all within approximately 1.5 miles, together with easy access to the A331 and M3 road links. Local primary and infants schools are also nearby, together with Salesian College.

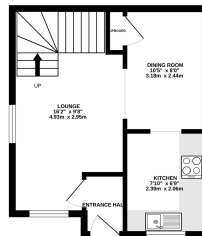
No onward chain complications. EPC: D Council Tax Band B: £1,641.33 (2024/25)

GROUND FLOOR

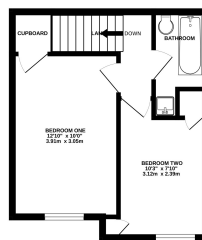
Courtesy light point, door to:



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the measurements, measurements of floor, window, door and site area are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given. Made with Metrage 5/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.