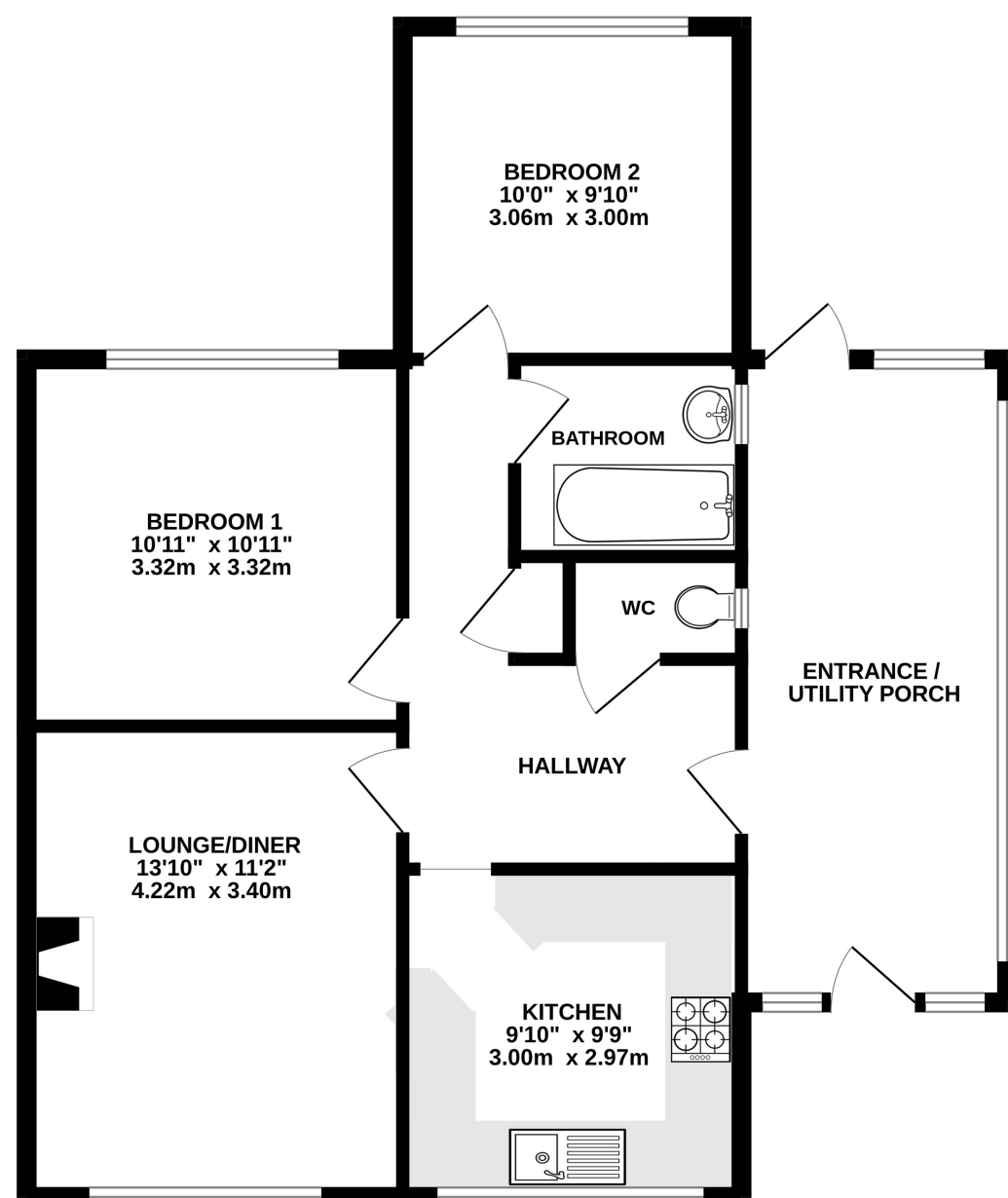


23 Beta Road Farnborough, GU14 8PQ

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£400,000 Freehold



- Semi-detached bungalow
- Spacious lounge/diner
- Driveway parking
- Well maintained rear garden
- Close to Farnborough mainline station
- Two double bedrooms
- Sizeable entrance/utility porch
- Generous sized corner plot
- No onward chain
- Potential to extend (STPP)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		65
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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.



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The Property

Positioned on a generous sized corner plot is this well presented semi-detached bungalow. The accommodation comprises a sizeable entrance/utility porch, internal hallway, spacious lounge/diner, kitchen, two double bedrooms, family bathroom and a separate w/c.

Outside, there is a well maintained good sized private rear garden and a front garden with driveway parking. The property is being offered to the market with no onward chain and there is potential to extend, subject to planning consents.

EPC Rating: D | Council tax band D: £2,212.83 per annum

PLEASE NOTE: Pursuant to the Estate Agents Order of 1991, we must mention that the owner of the property is an employee of Luff & Wilkin Estate Agents Ltd.

Location

The property is ideally situated for the commuter, with Farnborough mainline station being within walking distance. There are also good road links in the area, including the M3 motorway, A331 and A30.

As well as local convenience shops near the property, Farnborough town centre is also close by with its comprehensive range of shops, restaurants, leisure facilities and superstores.

The area is also well known for its excellent local schools and colleges.