



## 113 Prospect Road, FARNBOROUGH, Hampshire GU14 8LA

Offers in Excess of £500,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to bring to the market this detached house with scope to extend (stpp) which requires modernisation and offered with no onward chain. The home is situated on the fringes of Empress Park with Farnborough Main station just a 0.7 mile walk away which offers a number of fast services to London. Also within walking distance are a number of schools and the Farnborough town centre which has had many improvements in recent years.

The ground floor comprises; study with stairs leading to first floor, living room with sliding doors leading to rear garden, dining room, kitchen breakfast room, reception room and downstairs bathroom. On the first floor there are; three bedrooms, ensuite shower room to the main bedroom, and cloakroom,

Outside is a large, secluded rear garden with designated patio area, a large double garage and driveway offering ample parking.

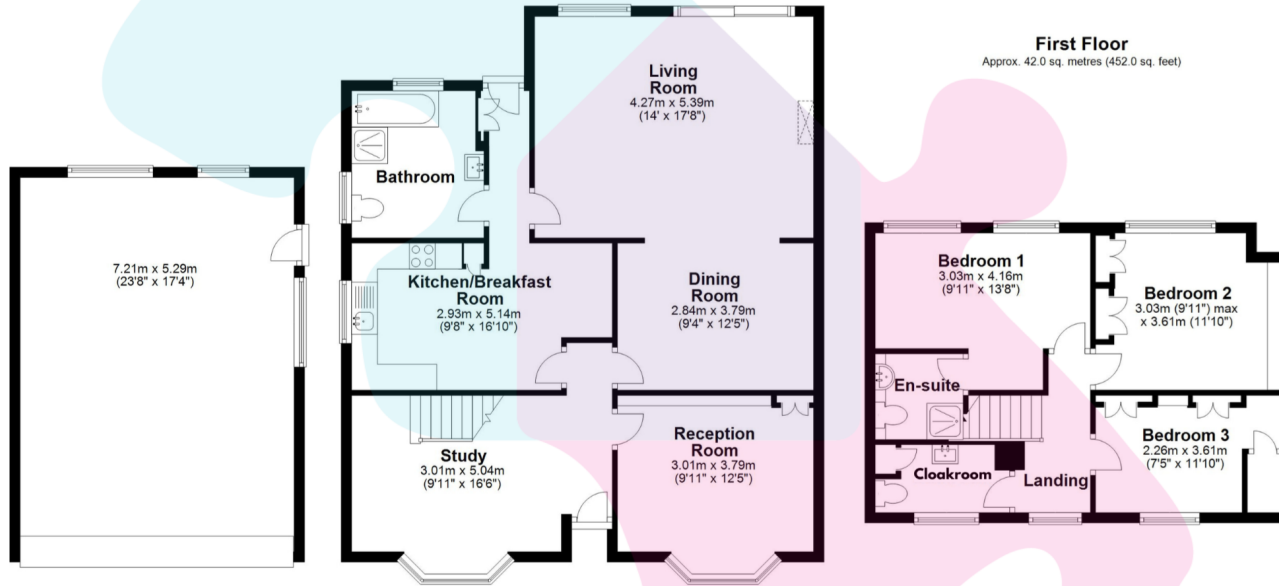
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- WALKING DISTANCE OF FARNBOROUGH MAIN
- POTENTIAL TO EXTEND (STPP)
- NO ONWARD CHAIN
- THREE BEDROOMS & ENSUITE SHOWER ROOM
- LARGE SECLUDED PLOT
- REQUIRES MODERNISATION
- DOUBLE GARAGE
- COUNCIL TAX BAND = E

**Ground Floor**  
Approx. 124.9 sq. metres (1344.4 sq. feet)

**First Floor**  
Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 166.9 sq. metres (1796.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

