



## 2 Goodden Crescent, FARNBOROUGH, Hampshire GU14 0DQ

Guide Price £325,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to offer to the market this modernised three bedroom terraced house overlooking a green and approximately 1 mile of Farnborough town centre and Farnborough Main station which offers a number of fast services to London.

The ground floor comprises; entrance hall, a spacious living room, refitted kitchen with door leading to rear garden and a modernised bathroom. Upstairs are three generous bedrooms with feature cast iron fireplaces to bedrooms one and two.

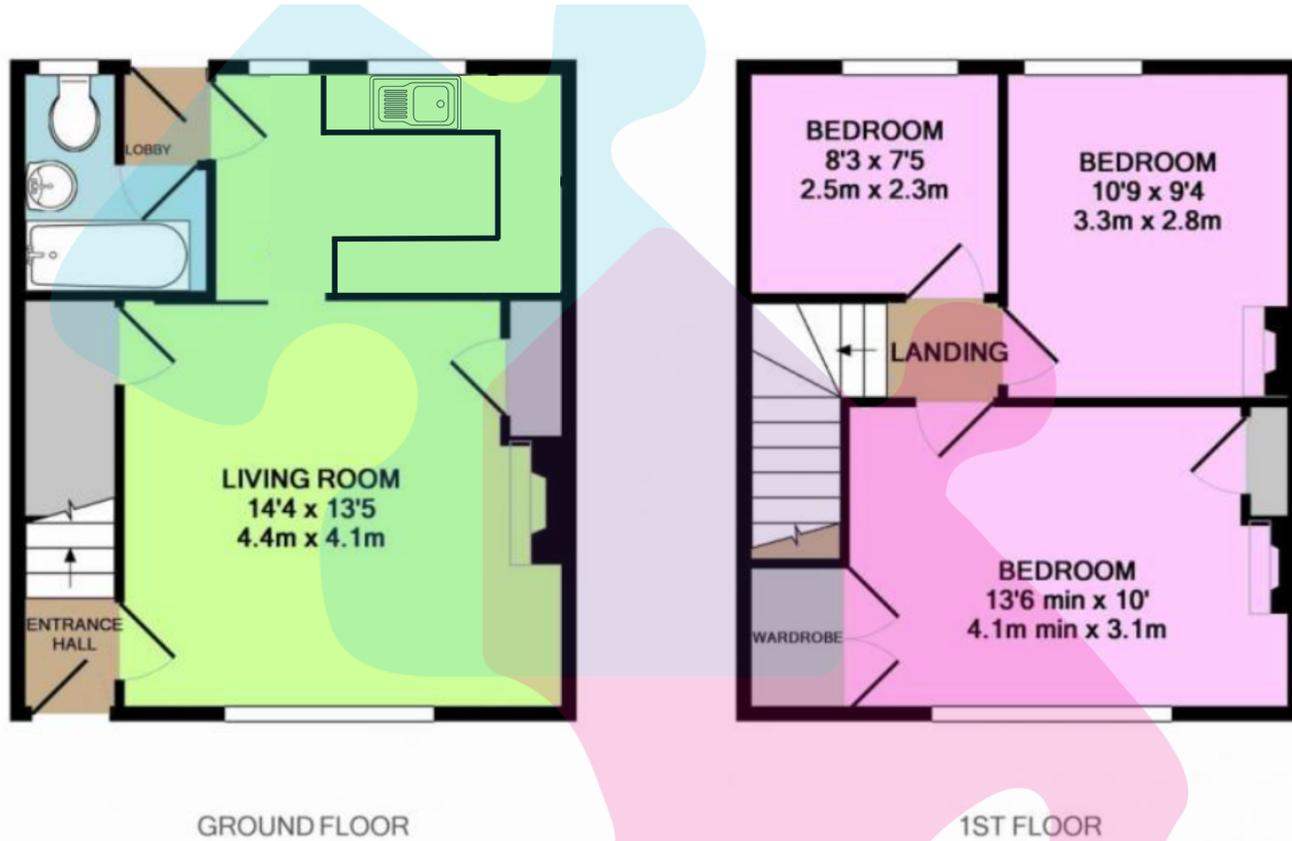
Outside is a large, secluded rear garden and to the front is a lawned garden with potential to change into a driveway subject to planning permission.

The property also benefits from double glazing, a Worcester combination boiler and NO ONWARD CHAIN.



- NO ONWARD CHAIN
- WALKING DISTANCE OF FARNBOROUGH MAIN
- SPACIOUS LIVING ROOM
- OVERLOOKING GREEN

- THREE BEDROOMS
- WALKING DISTANCE OF FARNBOROUGH TOWN CENTRE
- REFITTED KITCHEN
- COUNCIL TAX BAND = B



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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	

