



33 Marston Drive, FARNBOROUGH, Hampshire GU14 8JH

Offers in Excess of £300,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this terraced house, situated in a quiet location with no onward chain. The property is ideally located with access to a range of local amenities including; local schools including Farnborough Sixth Form College, Blackwater shopping centre, local parks. Just a short drive away you also have; Farnborough mainline station to London and the town centre, Farnborough airport and also the M3 and A331 are very accessible.

Accommodation comprises; on the ground floor is a welcoming entrance hall, a kitchen/breakfast room, a generous living room with modern double glazed sliding doors to the rear garden access to an under-stairs storage cupboard. Upstairs are three bedrooms and a family bathroom. Outside to the rear is an enclosed rear garden which is lawned and has a designated patio area. To the front is a lawned garden. Residents are able to apply for residential parking permits.

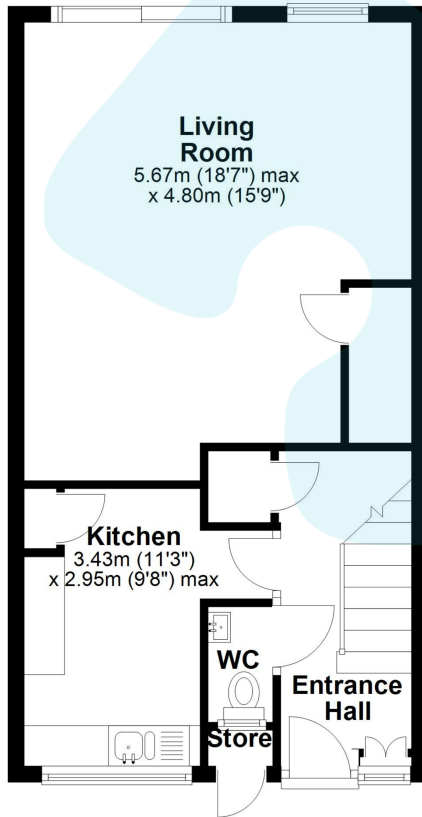
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- NO ONWARD CHAIN
- SPACIOUS OPEN-PLAN LOUNGE/DINING ROOM
- ENCLOSED REAR GARDEN
- RESIDENT PERMIT PARKING
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- COUNCIL TAX BAND = C

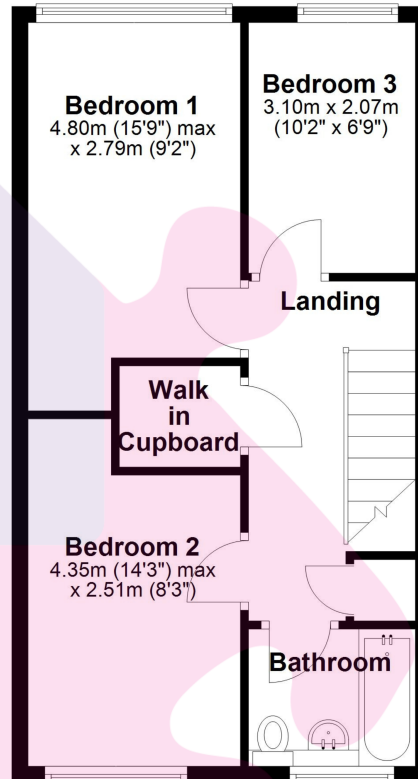
Ground Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.4 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 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+)	69	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
