



5 Saltram Road, FARNBOROUGH, Hampshire GU14 7DX

Offers in excess of £375,000 Freehold

JIGSAW ESTATES HAMPSHIRE bring to the market this spacious home, in need of renovation, situated in a quiet location within walking distance of local shops, schools and King George V playing fields. The location also boasts fantastic commuting links with both Farnborough North and Farnborough Mainline Station stations nearby, which offer the ability to travel to London in just 36 minutes. Additionally, the M3 and A3 are easily accessible with links to the M25 and the south coast.

Accommodation downstairs comprises; an entrance hall, a kitchen, and an open plan living/dining room with sliding doors out to the rear garden. Also on the ground floor is an internal garage, that is suitable for conversion to an additional reception room. Upstairs there are three double bedrooms with fitted wardrobes and cupboards, a family bathroom and separate cloak room. Outside is a rear garden with patio area and to the front is a driveway and area laid to lawn.

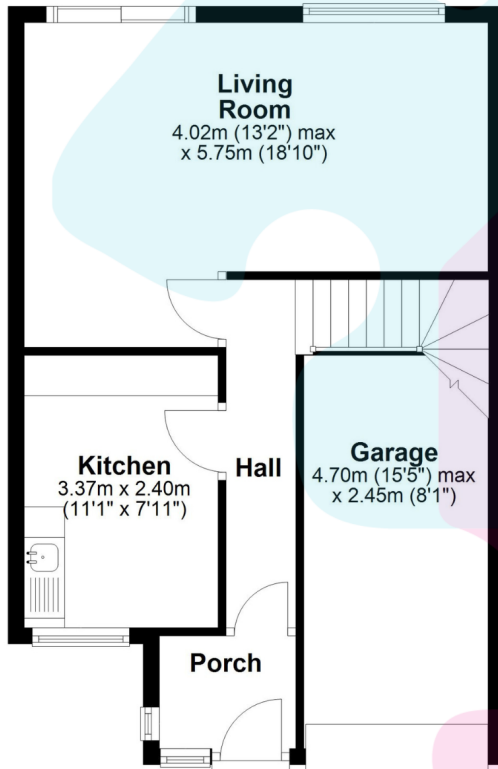
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- REQUIRES REFURBISHMENT
- THREE DOUBLE BEDROOMS
- DOUBLE GLAZING
- SIZEABLE REAR GARDEN
- NO ONWARD CHAIN
- OPEN PLAN LIVING/DINING ROOM
- MODERN WORCESTER BOSCH GAS BOILER
- COUNCIL TAX BAND = D

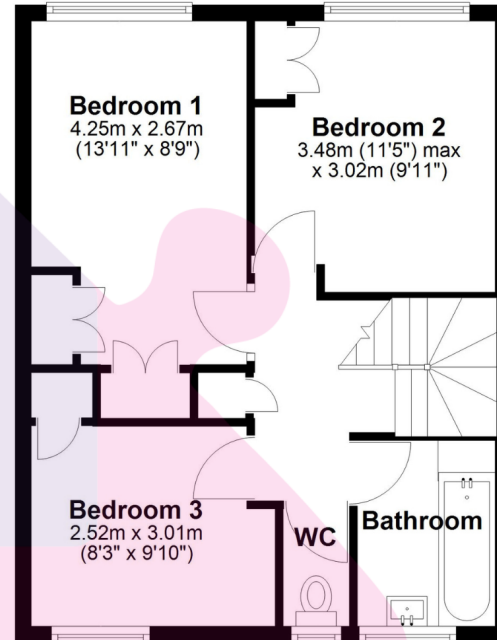
Ground Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 92.3 sq. metres (993.4 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		