



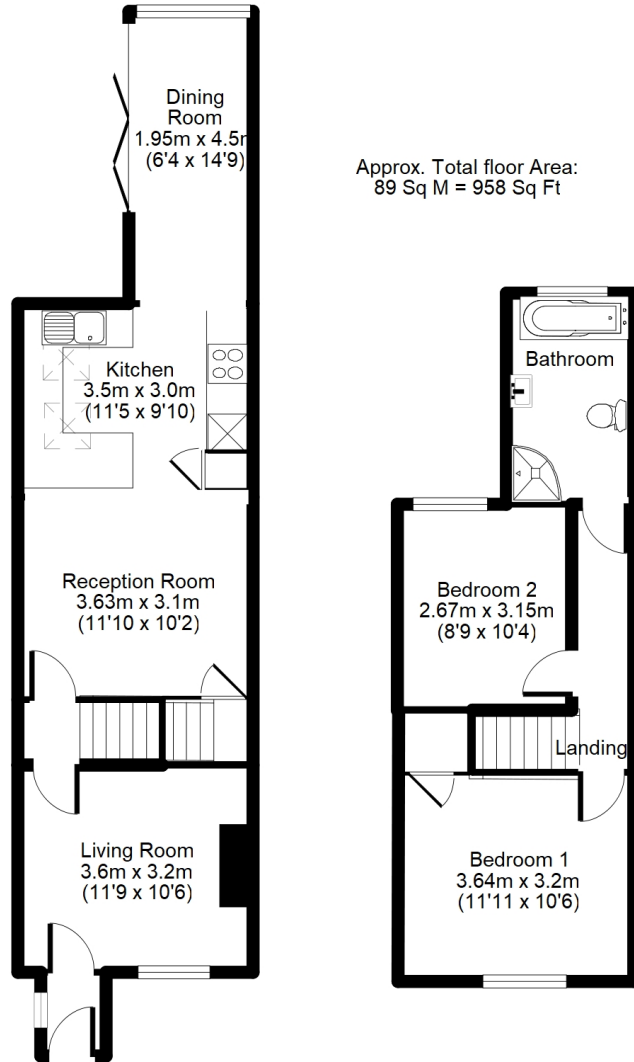
33 High View Road, FARNBOROUGH, Hampshire GU14 7PU

Offers in Excess of £400,000 Freehold

A beautifully presented Victorian cottage located on a quiet road within walking distance to Farnborough Main station which offers a number of fast services to London. The ground floor comprises; entrance hall, sitting room and open-plan living space which areas include; bespoke refitted kitchen with Velux windows, dining room with bi-fold doors to rear garden and family room with wood-burner. On the first floor there are two generous bedrooms and a refitted family bath & shower room. Further benefits include; rear garden and off-street parking. Also within walking distance are a number of schools and the Farnborough town centre which has had many improvements in recent years.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.

Jigsaw
Estates Limited



Approx. Total floor Area:
89 Sq M = 958 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

- VICTORIAN END-TERRACE
- REFITTED OPEN PLAN KITCHEN/FAMILY ROOM
- REFITTED BATH & SHOWER ROOM
- REAR GARDEN
- CLOSE TO FARNBOROUGH STATION
- TWO BEDROOMS
- LIVING ROOM
- OFF STREET PARKING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		85
(69 to 80)	C		
(55 to 68)	D	62	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

