



41 Worcester Close, FARNBOROUGH, Hampshire GU14 8JW

Offers in Excess of £300,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this end-terrace 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 spacious kitchen/breakfast room, a generous living room with access to an under-stairs storage cupboard. Upstairs are two large double bedrooms with fitted cupboards, a separate study room and a family bathroom with separate W.C.

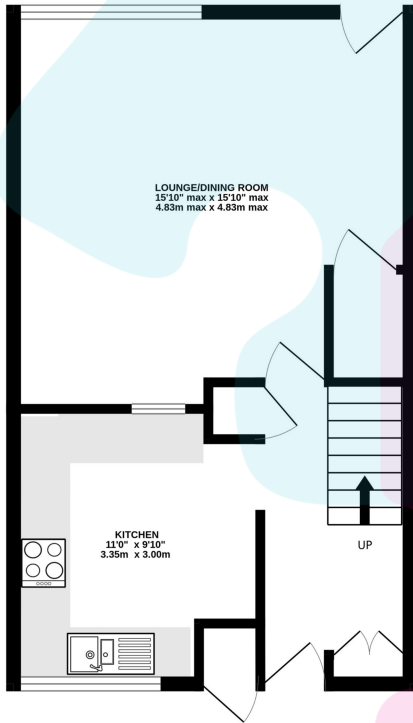
Outside is both, front and rear gardens. Residents are able to apply for residential parking permits.

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

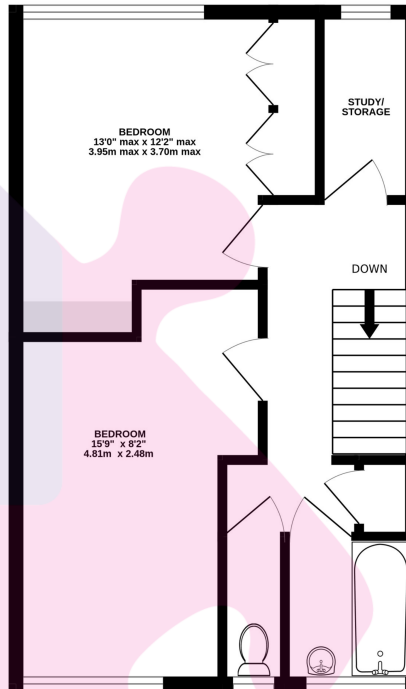


- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM & SEPARATE W.C.
- COUNCIL TAX BAND = C
- TWO DOUBLE BEDROOMS + STUDY
- LIVING ROOM
- FRONT AND REAR GARDENS

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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+)		82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	39	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

