



17 Carmarthen Close, FARNBOROUGH, Hampshire GU14 8TJ

£270,000 Freehold

JIGSAW ESTATES HAMPSHIRE are pleased to present to the market, this two bedroom, staggered-terrace house with NO ONWARD CHAIN. The property is ideally located with access to a range of local amenities including; local schools, local shops, local parks. Just 1.6 miles away is Farnborough mainline station to London and the town centre. Farnborough airport and also the M3 and A331 are very accessible.

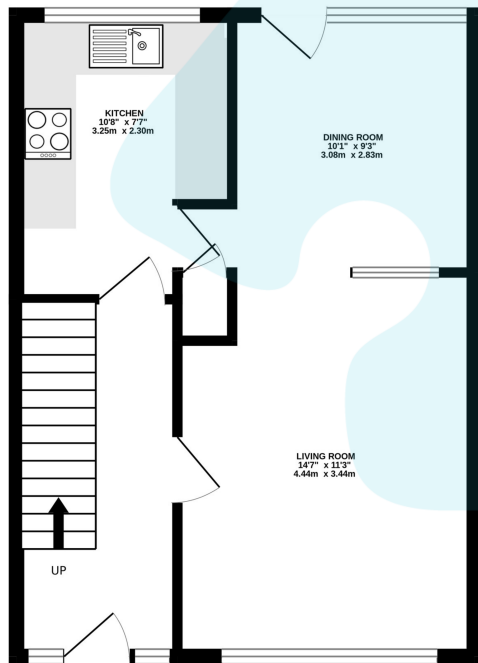
Accommodation comprises; entrance hall, kitchen, a spacious living/dining room which has direct access to the rear garden. Upstairs there are two generous bedrooms and a family bathroom and separate W.C.

Outside to the rear is a secluded, southerly facing rear garden with a designated patio area and brick-built shed. To the front there are open views over a green space. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services,

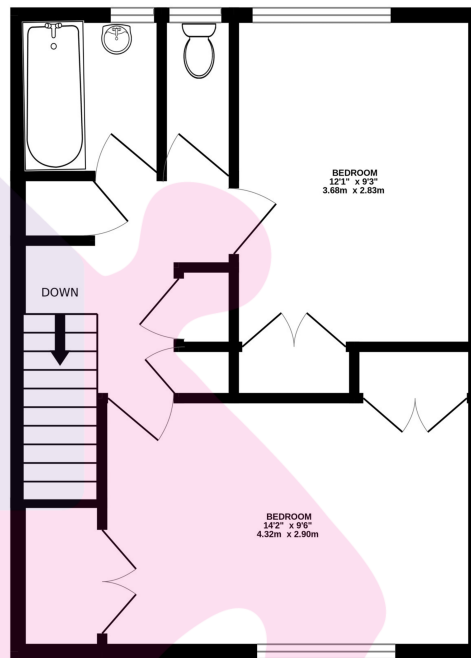


- NO ONWARD CHAIN
- OPEN PLAN LIVING/DINING ROOM
- COUNCIL TAX BAND = C
- TWO DOUBLE BEDROOMS
- SOUTHERLY FACING REAR GARDEN

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	