



**Selbon**

Residential sales & lettings

Lynn Way, Farnborough,  
Hants, GU14 8RT

Offers in excess of £400,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Semi Detached Home
- Lounge/Dining Room
- 3 Bedrooms & Bathroom
- Garage & Driveway
- The Property Was Underpinned In 1986
- Entrance Hall
- Kitchen
- Gas Radiator Heating & Double Glazed Windows
- Enclosed Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this semi detached home to the market, situated close to local shops and schools.

Having been in the hands of the same family since 1967, the property is in need of some refurbishment, offering the opportunity for someone looking to put their own stamp on their home, whilst having scope for extension and remodelling, subject to normal planning conditions.

We are advised that the property suffered subsidence in the 1980's with underpinning of the ground floor slab taking place in 1986 (we are seeking confirmation and advise all potential buyers to make their own enquiries before committing to an offer.

We are also advised that sadly, the owner of the property passed away of natural causes in the main bedroom.

The front door gives access to the entrance hall, which has stairs to the first floor landing and a door to the lounge/dining room.

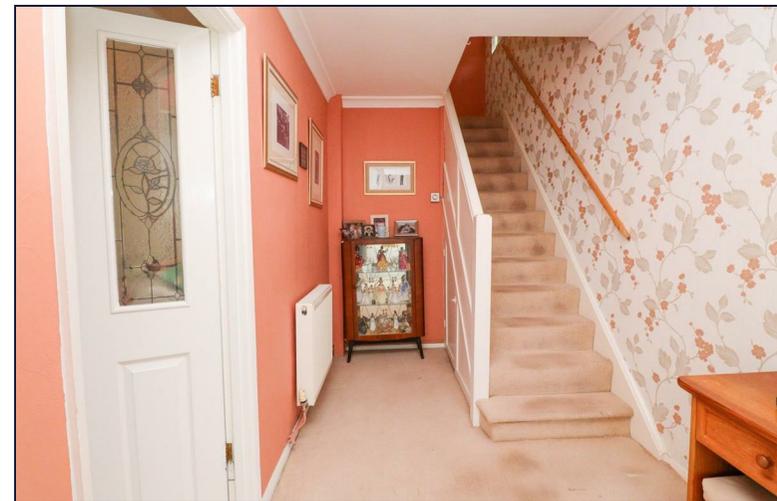
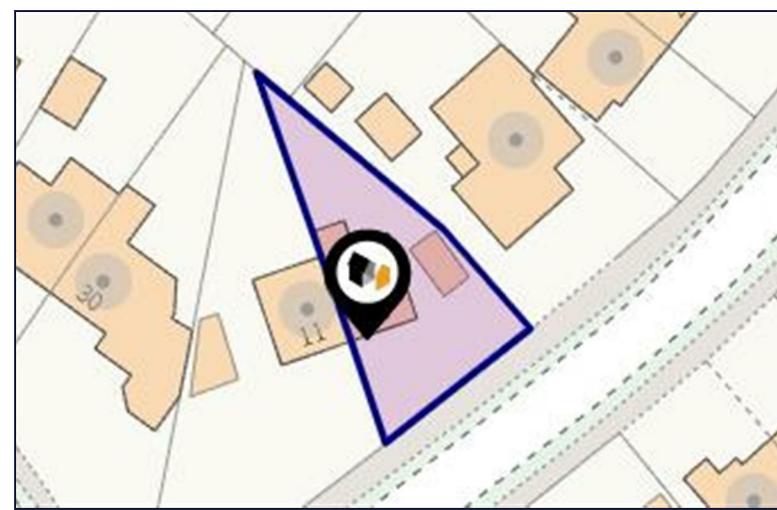
The bay front lounge area has a fire place and open plan access to the dining area, which in turn has sliding patio doors to a small lean to conservatory and folding door to the the 10ft kitchen which has ample work surfaces, eye and base level storage units, some integrated appliances and a door to the rear garden.

The first floor landing has access to the loft space and doors to the three bedrooms, all with fitted wardrobes and a refitted shower room with a white suite.

Further benefits include gas radiator heating, double glazed windows, an enclosed rear garden, a detached single garage and driveway parking for one car (there is potential to create further parking using the front garden).

Conveniently located within close proximity of local shops and schools, with easy access to Farnborough town centre, with an array of shops, cinema and other amenities. Farnborough mainline railway station (Waterloo line) and the M3 are ideally located for commuters.

Offered to the market with no onward chain, we recommend an early viewing to appreciate the home and avoid disappointment.





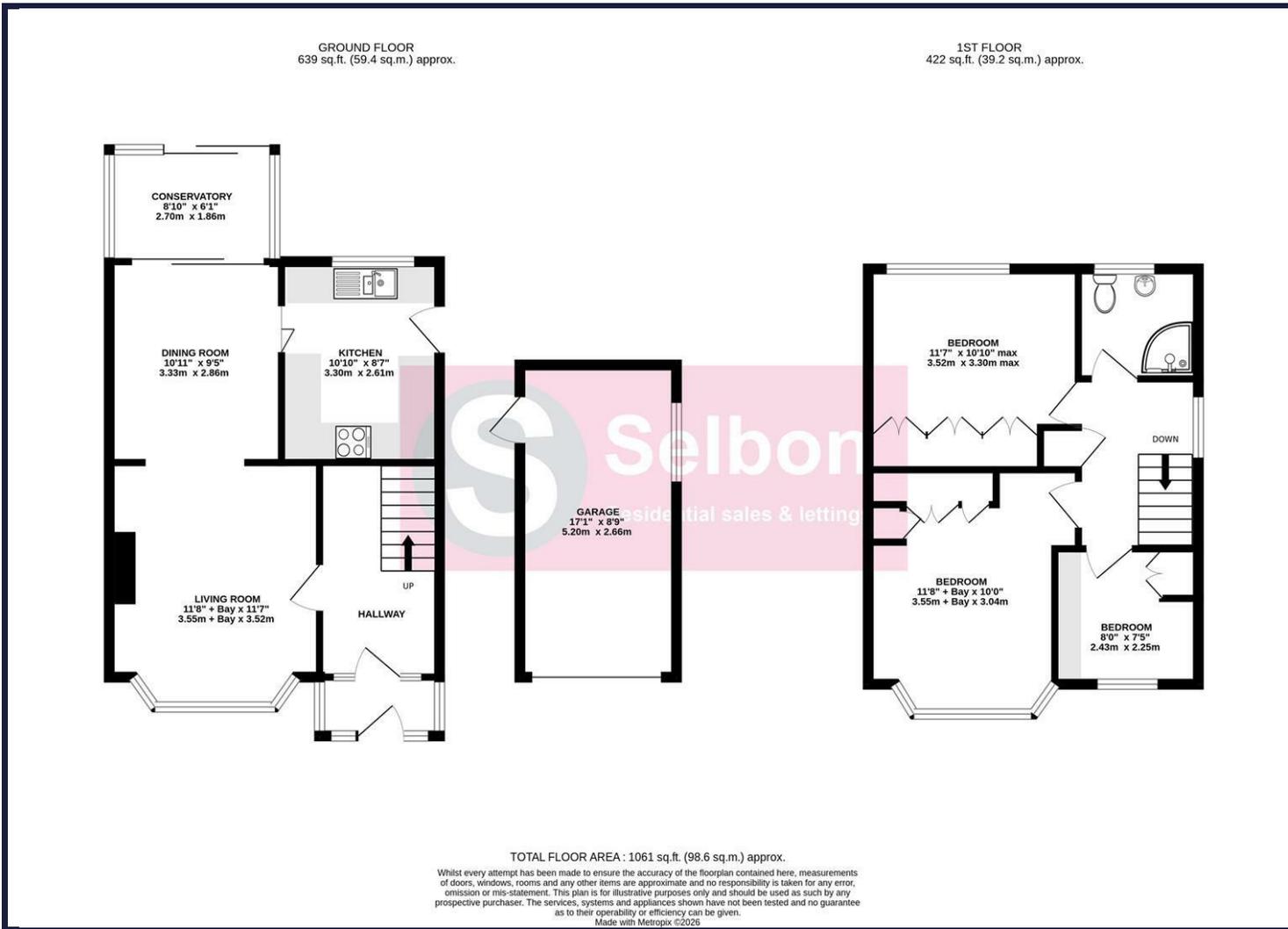




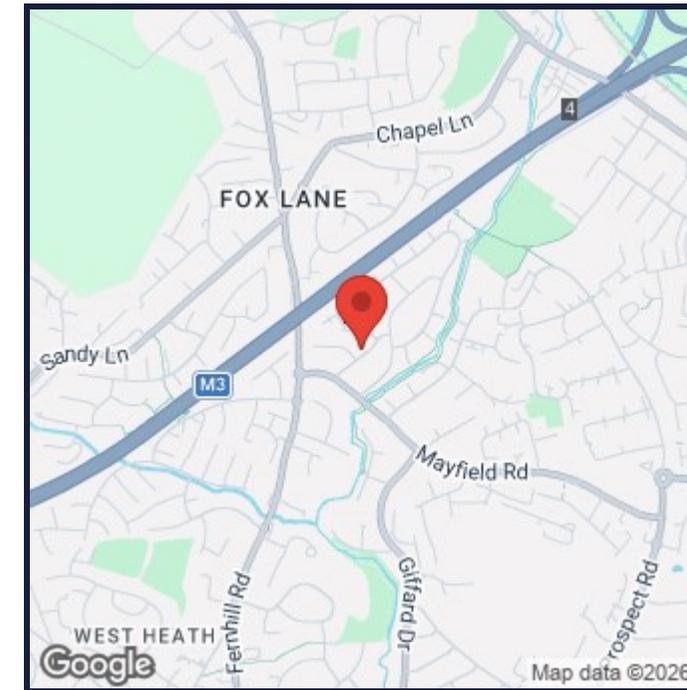




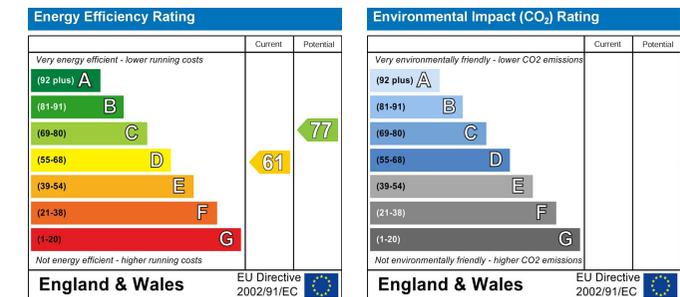
## Floor Plans



## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D

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