



Selbon

Residential sales & lettings

Rifle Way, Farnborough,
Hampshire, GU14 0PP
Offers over £325,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Two Bedroom Terraced Home
- Kitchen/Dining Room With Ample Storage
- Contemporary Bathroom Suite With Shower
- Patio Garden With Rear Access
- UPVC Double Glazed Windows And Doors
- Well Presented Throughout The Home
- Bedroom One with Fitted Wardrobe
- Recently Fitted Electric Heating
- Two Allocated Parking Spaces To The Front
- Close To Supermarket, Restaurants And Southwood Country Park

Selbon Estate Agents are delighted to welcome to the market this two bedroom terraced home, situated within a cul-de-sac location, within the popular Southwood area of Farnborough.

The current school catchment areas include: Southwood Infant School, Guillemont Junior School, Cove Junior School and Cove Secondary School. For the commuter Farnborough mainline train station is approximately 2.8 miles distant and a wealth of local amenities are within easy reach. A further two train stations (Farnborough North and North Camp) are also located within Farnborough as well as two M3 junctions, making this an excellent commuter spot.

Stepping inside the property, there is a porch that leads into a spacious front aspect living room with a neutral theme, which we feel gives a bright and inviting feel. In the living room there is also stairs taking you to the first floor. Also downstairs, there is a rear aspect modern fitted kitchen/dining room with a range of base level and wall mounted storage cupboards, fitted extractor fan and rear access into the garden.

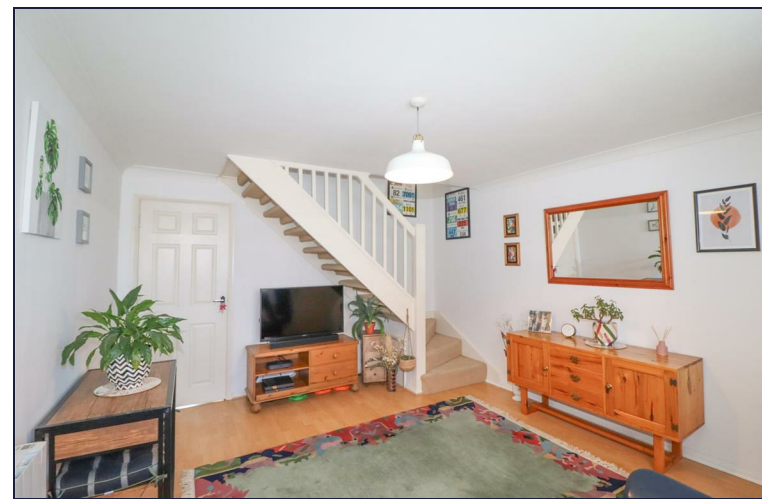
On the first floor, bedroom one is front aspect with fitted wardrobes with curtain front. Bedroom two is rear aspect with two storage cupboards over the stairs. Also on the first floor is a three piece bathroom suite with a panelled bathtub with wall mounted shower, WC and wash basin.

Notable features also include: UPVC double glazed windows in each room and electric radiators.

The rear garden is mainly patio with flowerbeds on either side and a storage shed to the rear. At the end of the garden there are two gates for side and rear access directly onto Links Way.

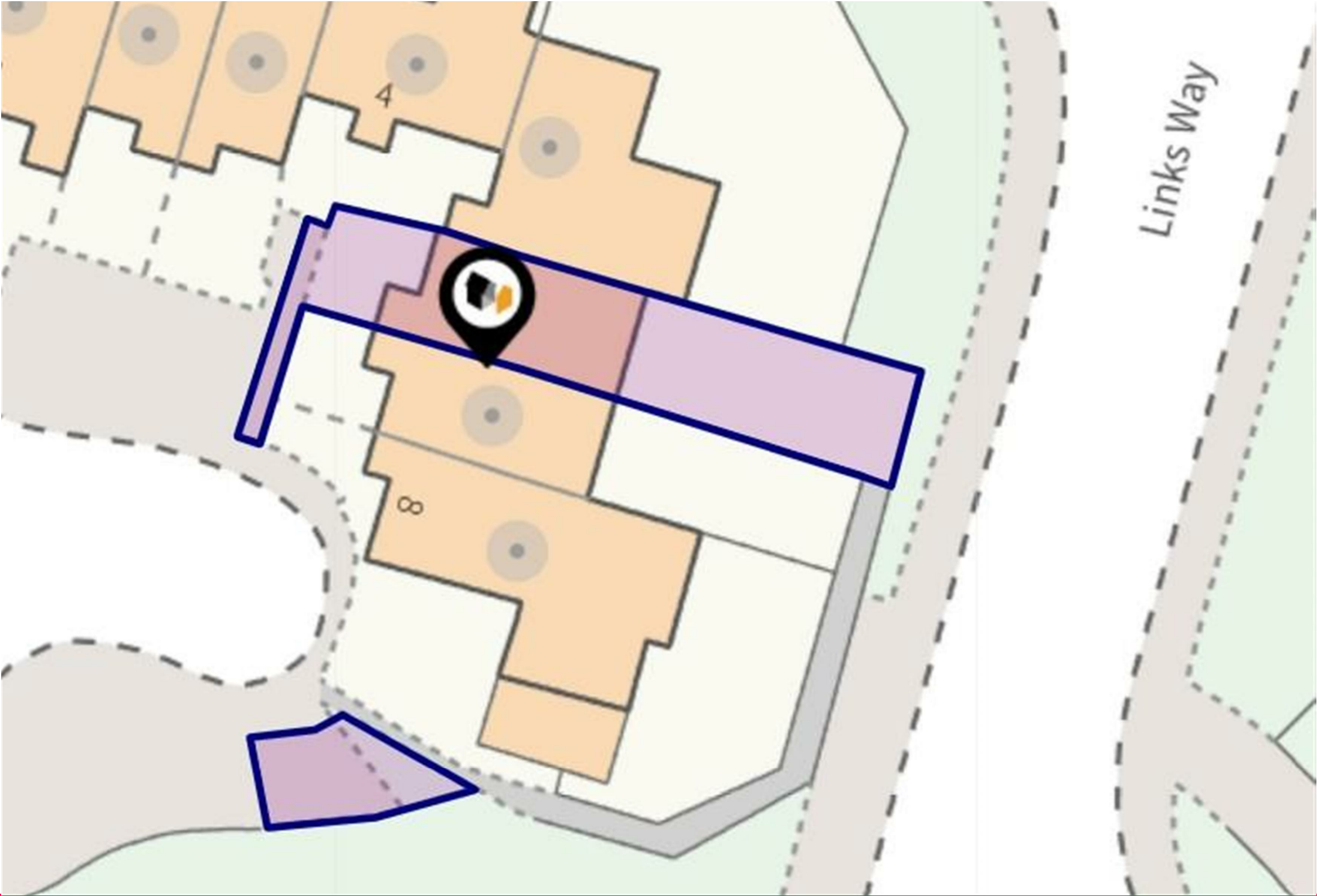
To the front of this home there are two allocated parking spaces.

Within Southwood you'll find a Morrisons Supermarket, Cafe, several public houses and restaurants and a Nuffield Heath Fitness and Wellbeing Gym. Southwood Country Park is also nearby, popular amongst dog walkers and exercise enthusiasts.

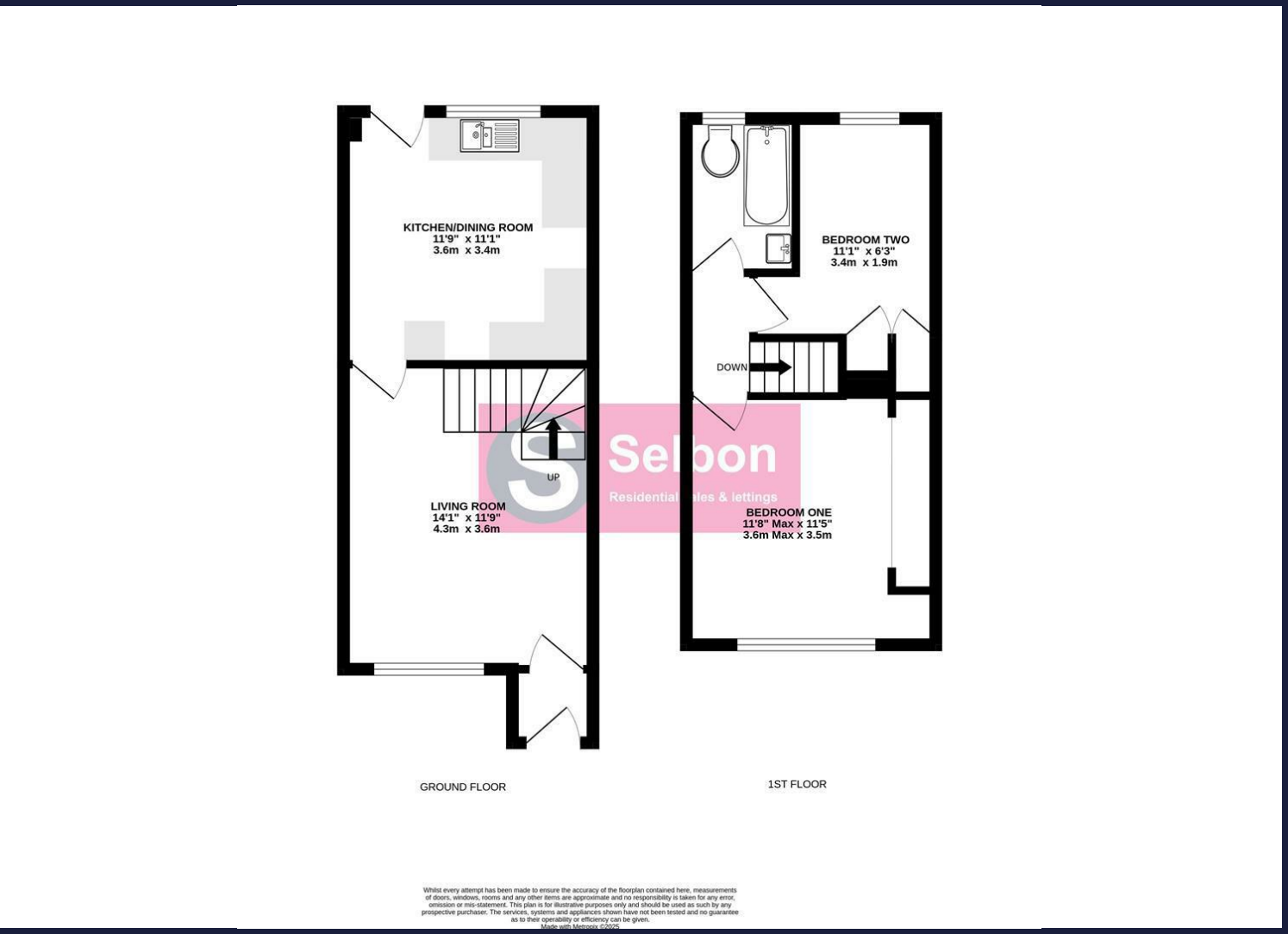




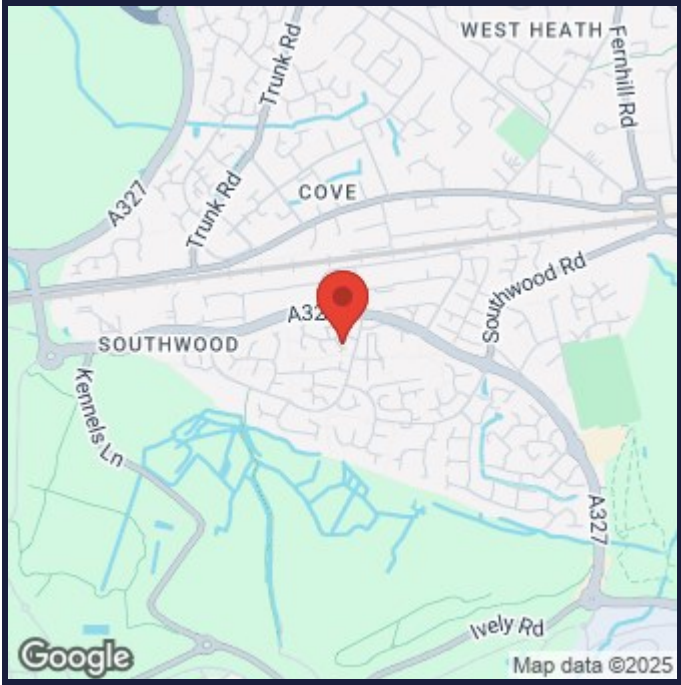




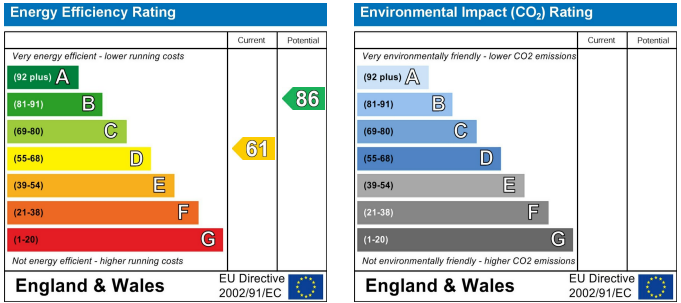
Floor Plans



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: C

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 Email: sales@selbonproperty.co.uk