



16 The Topiary, Farnborough, GU14 0RA Offers in excess of £325,000

Goodmove are delighted to present this two bedroom end terrace house to the market.

Accommodation briefly comprises an entrance hall, bright sitting room, conservatory, kitchen and a downstairs WC. Stairs then lead to the first floor which offers two good size bedrooms and bathroom. Outside, there is a pleasant rear garden.

Located on a quiet no-through road in the ever-popular Southwood development in Farnborough, this beautifully presented three-bedroom home offers bright and airy living throughout. Conveniently positioned close to local schools, shops, and amenities, the property also provides excellent transport links, including easy access to Farnborough mainline station and the M3 motorway.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.





Disclaimer

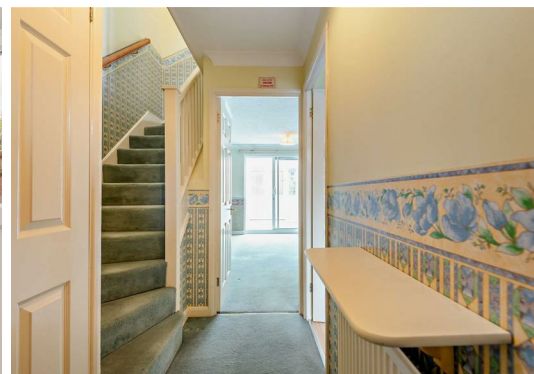
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		



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