





# Bordon, Hampshire

A well-presented two bedroom terraced home, located in a popular residential location in Bordon. A modern kitchen, bathroom and parking to the rear.

Enter the property into the hall where there are stairs to the first floor and a door through to the sitting room. The sitting room has a front aspect window and is open plan through to the dining room. Off the dining room is the kitchen which is modern in style, features a full range of wall and base units with surfaces over, space for appliances, an under stairs section and a rear aspect window and door providing access onto the patio.

Upstairs, there are two double bedrooms and a modern bathroom. Bedroom one has a double wardrobe built in over the stairs.

To the front and rear, the gardens are easy maintenance. To the rear, there is driveway parking.

Freehold  
Council Tax Band : C

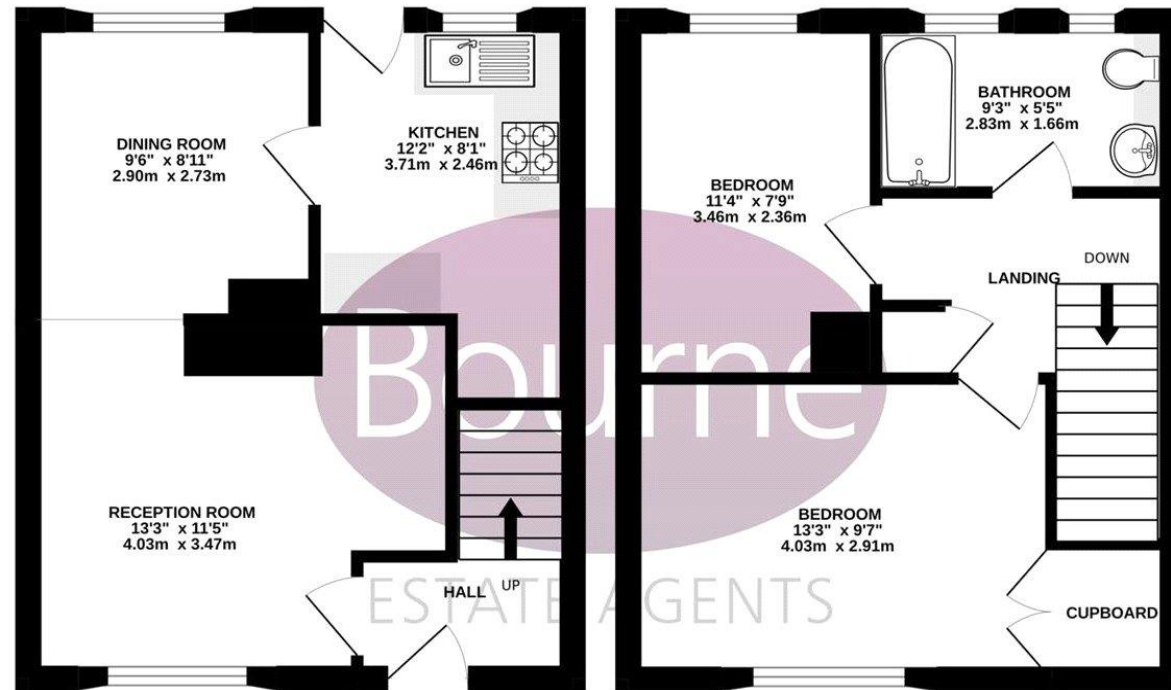
- Two Bedroom Home
- Terraced Property
- Front Aspect Sitting Room
- Modern Kitchen
- Dining Room
- Modern Bathroom
- Both Double Bedrooms
- Parking



# Floorplan

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

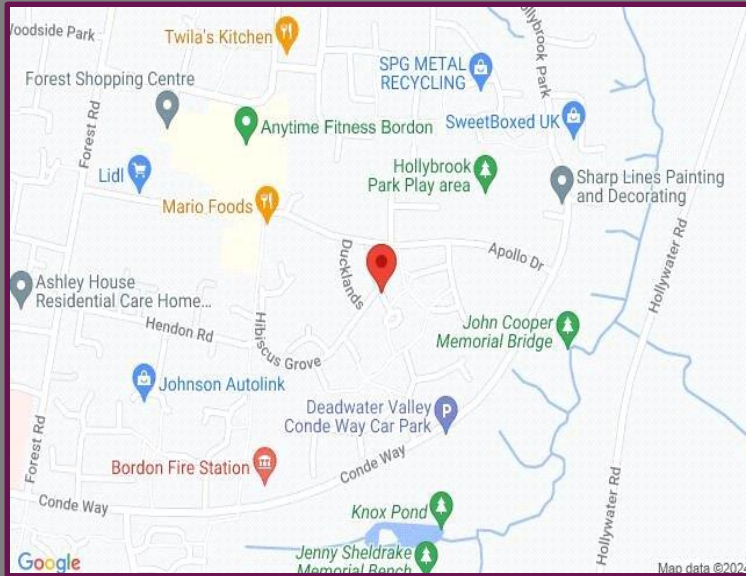
TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

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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# Location

This property can be found in Ducklands, accessible via Hibiscus Grove or Apollo Drive. Within the area, there are shops, a bus service and mainline train services to London Waterloo are located in Bentley and Liphook. By car, the property is conveniently positioned for the A325 and A3.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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