



ESTATE AGENTS



Ratcliffe Road, Farnborough, Hampshire, GU14 9AW

Asking Price £250,000

Ratcliffe Road, Farnborough, Hampshire, GU14 9AW

Well-presented ground floor maisonette boasting two generously-sized double bedrooms, living/dining room and separate kitchen. Perfectly complemented by a delightful south-facing garden offering ample natural light and outdoor enjoyment. Conveniently featuring gated parking, accommodating multiple vehicles, ensuring security and ease of access. An ideal blend of comfort, privacy, and practicality in a sought-after location.

Leasehold: Pets Allowed
Service Charge: £360 Annually
Review Period: Every September
Ground Rent: £12 Annually
Review Period: Every September
Lease Length: 86 years

- Two Double Bedrooms
- South Facing Garden
- Ground Floor Maisonette
- Driveway Parking For Three
- Modern Interior
- Front Garden
- EPC: C
- Council Tax: B



Floorplan



Approximate total area⁽¹⁾

689.93 ft²
64.1 m²

Reduced headroom

4.64 ft²
0.43 m²

(1) Excluding balconies and terraces

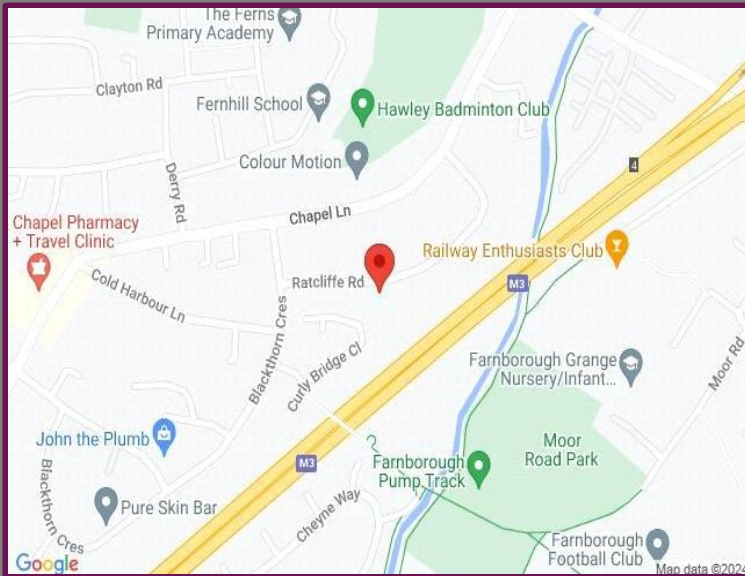
 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Location

Situated in a popular area, this property offers ideal access to local schools, parks and transport links, including Farnborough Mainline Station for easy commuting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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