



**Shakespeare Gardens, Farnborough**

**£360,000**

  
**MARTIN & CO**

# Shakespeare Gardens,

- Three bedroom house
- Living room
- Conservatory
- Spacious kitchen
- Private garden with rear access
- Garage in block
- End of cul-de-sac location
- No onward chain

This charming three-bedroom terraced house is situated at the end of a peaceful cul-de-sac location, with no through traffic. The property boasts a spacious living room, perfect for relaxing or entertaining, leading through to a separate dining room, adjoined to the well-equipped kitchen. The bright and airy conservatory adds an extra touch of living space, ideal for enjoying the garden views year-round.

Upstairs, you'll find three generously sized bedrooms. The family bathroom is modern and well-appointed. Outside, the private garden provides a tranquil space for outdoor living, with rear access to the garage, located in a separate block, offering secure off-road parking and/or additional storage.

This delightful home is perfect for those seeking a quiet, yet convenient location, with easy access to local amenities and transport links.

## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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

# Shakespeare Gardens, Farnborough

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1176211)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

## Martin & Co Aldershot Sales

173 Victoria Road, Aldershot, Hampshire, GU11 1JU  
01252 311974 . aldershot@martinco.com

01252 311974

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

