



**Elm Grove Road, Farnborough**

**£1,600**

  
**MARTIN&CO**

# Elm Grove Road, Farnborough

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,600

Date Available: 12th May 2025

Deposit: £1,846

Not specified

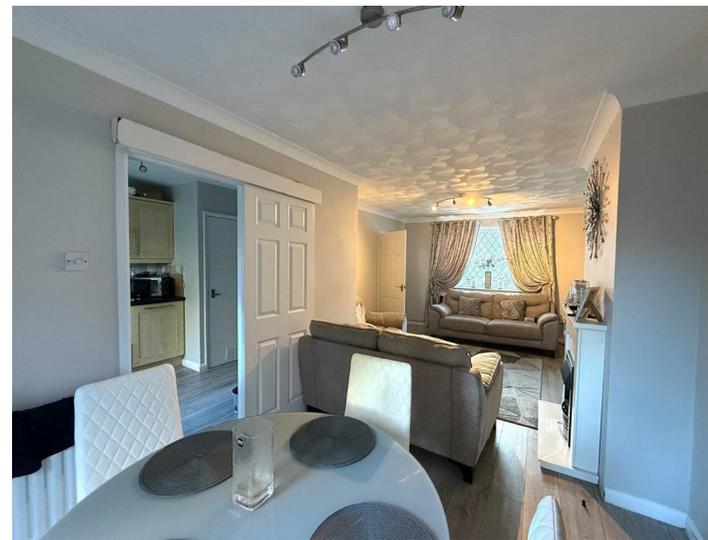
- Deposit £1,846
- EPC - D 67
- Council Tax D
- Three Bedroom Property
- Private Garden
- Walking Distance to Town Centre/Train Station
- Gas Central Heating
- Double Glazed
- Parking for One

Martin & Co are pleased to bring to the market this three bedroom, semi-detached house positioned on the outskirts of Farnborough Town Centre.

Accommodation comprises of an open plan lounge/diner, kitchen, under-stairs storage cupboard, two double bedrooms, a single bedroom, family bathroom and separate WC.

Externally, this property benefits from off road parking for one car and a private rear garden. It is in an ideal location, being just a short walk from Farnborough Main Train Station and the town centre. Enjoy the convenience of easy access to regular train services to London and beyond, as well as a variety of shops, cafes, and local amenities.

Available on an unfurnished basis from the 12th of May 2025  
Minimum household income required for referencing: £48,000  
Holding deposit: £369





**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>86</b>
	<b>67</b>	

England & Wales 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		

England & Wales EU Directive 2002/91/EC

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**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.