



**Selbon**

Simply Different

Giffard Drive, Farnborough,  
Hampshire, GU14 8PZ  
Offers over £230,000 Leasehold

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**01252 979300**  
Selbonproperty.co.uk

- Two Bedroom First Floor Maisonette
- Shower Room With Glass Panelled Shower Cubicle
- Gas Central Heating
- Garage With Power And Lighting
- Long Lease In Excess Of 100 Years
- Modern Kitchen With Ample Storage
- UPVC Double Glazing
- Driveway For A Couple Of Vehicles
- Rear Garden
- Ideal First Purchase Or Investment Property

Selbon Estate Agents are delighted to offer to the market this well presented, two bedroom, first floor maisonette located in Farnborough.

The school catchment is this area currently includes: Cherrywood Community Primary School, Grange Community Junior School and Cove Secondary School.

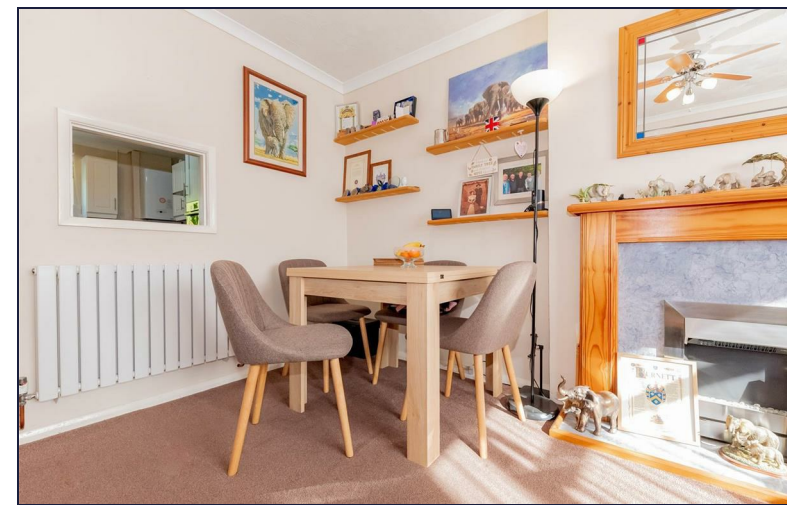
Inside, the hallway gives access to a storage cupboard, 2 bedrooms (one front aspect, one rear aspect), and a spacious front aspect living/dining room with a electric fireplace. The rear aspect modern kitchen includes a range of base level and eye level storage cupboards, fan oven and a four burner electric hob with wall mounted extractor fan. The tiled shower room includes a W.C, ceramic wash basin and a glass panelled corner shower cubicle with an electric, wall mounted shower.

To the side of the home, there is a driveway for a couple of vehicles, which sits in front of the homes garage which is equipped with power and lighting. To the rear there is a garden which is mainly laid to lawn. We are advised that half the garden belongs to the adjoining property but the boundary is currently not in place as agreed with the neighbouring home. There is a concrete base to the rear of the garage, ideal for anyone wanting to fit a shed for outside storage.

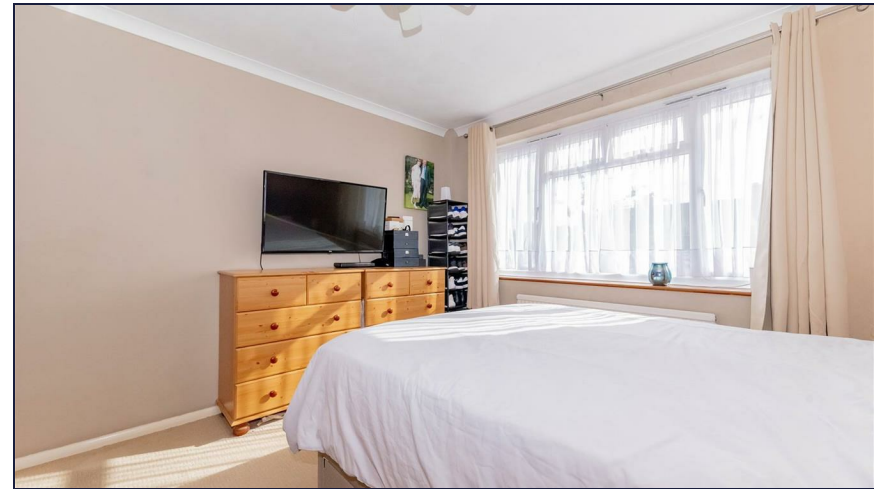
Other notable features include: Gas central heating and UPVC double glazing.

We are advised that the current lease length is: 112 years remaining

We are advised that the current ground rent for this home is: £150 per annum









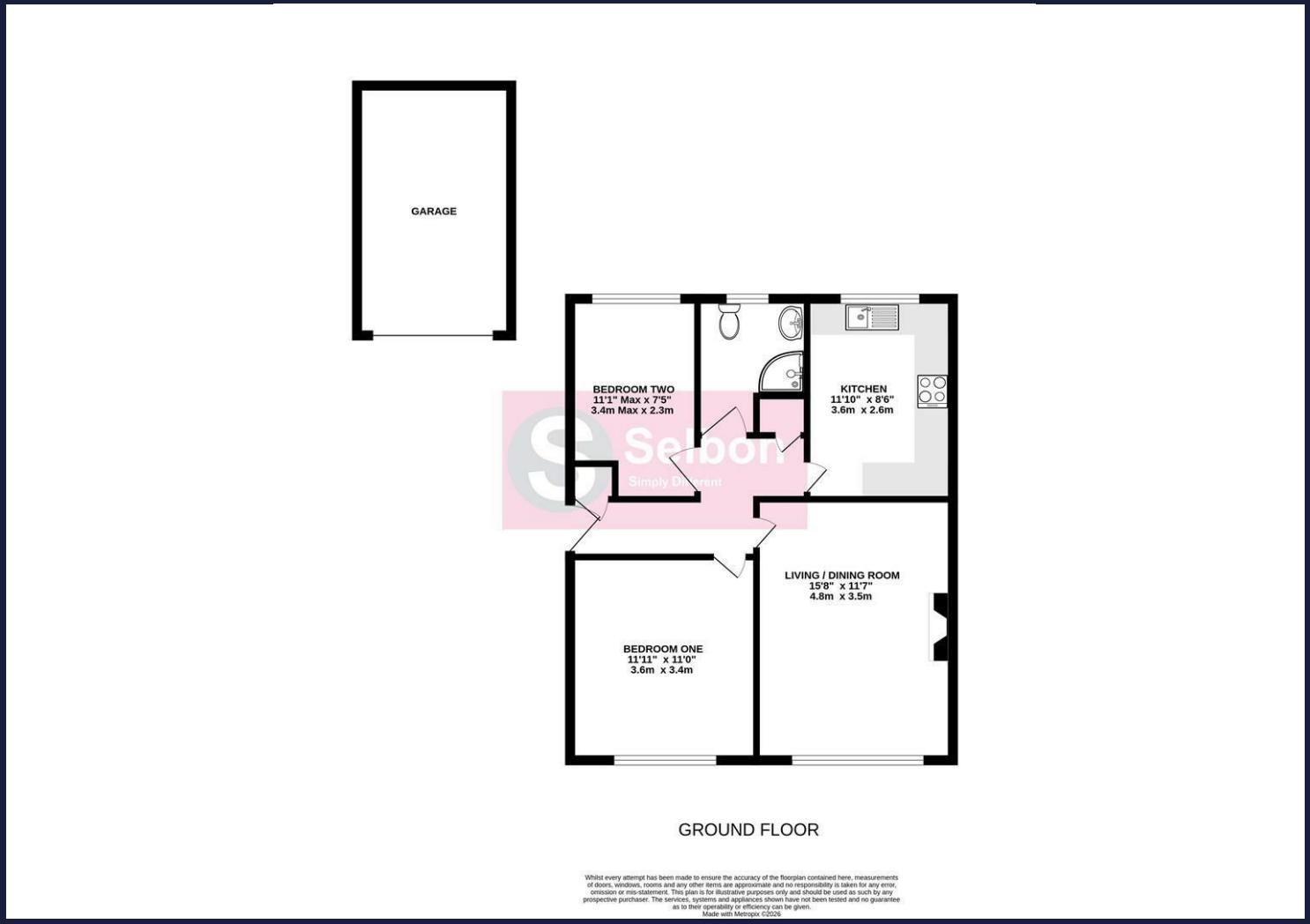








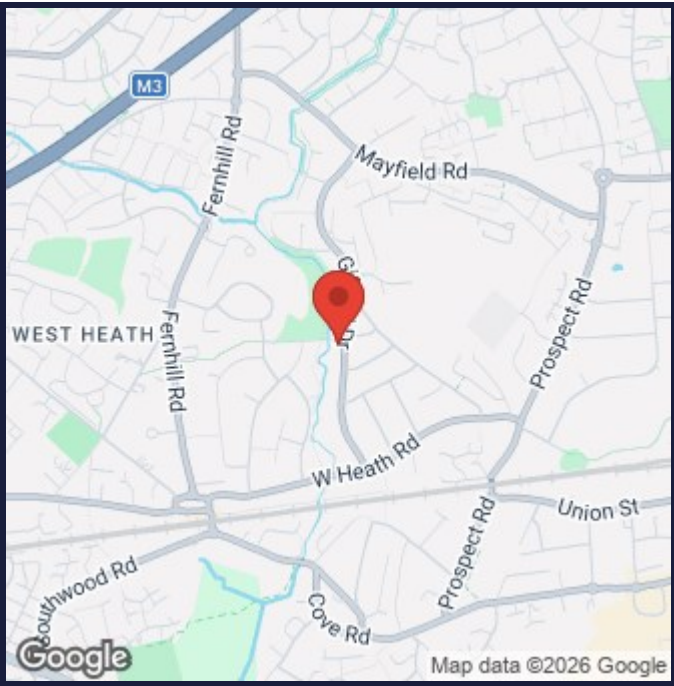
Floor Plans



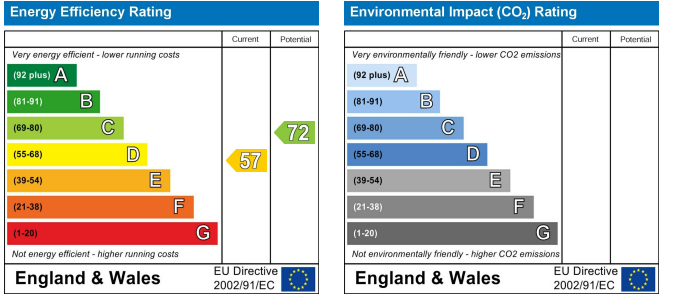
Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Area Map



Energy Performance Graph



Council Tax Band: B