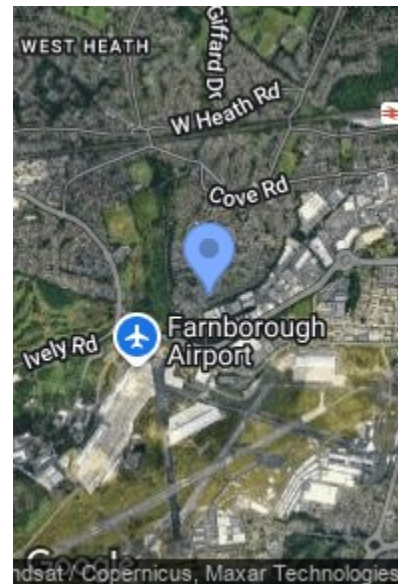


KEITH LUCAS ROAD, FARNBOROUGH GU14  
PRICE GUIDE £350,000

ROAD MAP



HYBRID MAP



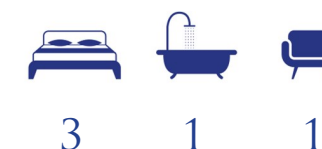
TERRAIN MAP



Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- Mid Terrace Property
- Modern Kitchen
- Modern Bathroom
- Close To Farnborough Main Train Station
- Three Bedrooms
- Good-Sized Garden
- Driveway Parking
- Close To Local Amenities

## FULL DETAILS

### Hall

Enter via door, stairs leading to the first floor and laminate flooring.

### Living Room

Front aspect, understairs storage cupboard and laminate flooring.

### Kitchen/Dining Room

Range of base and eye level units, sink, hob, oven, extractor hood, dishwasher and space for; fridge/freezer, washing machine and tumble dryer. Further storage, partly tiled walls and laminate flooring.

### Bathroom

Bath with shower, low level WC, wash hand basin with storage below, heated towel rail, partly tiled walls and tiled flooring.

### First Floor Landing

Laminate flooring and access to boarded and insulated loft with ladder.

### Bedroom One

Front aspect, storage and laminate flooring.

### Bedroom Two

Rear aspect and laminate flooring.

### Bedroom Three

Rear aspect and laminate flooring.

### To The Front

Paved driveway parking.

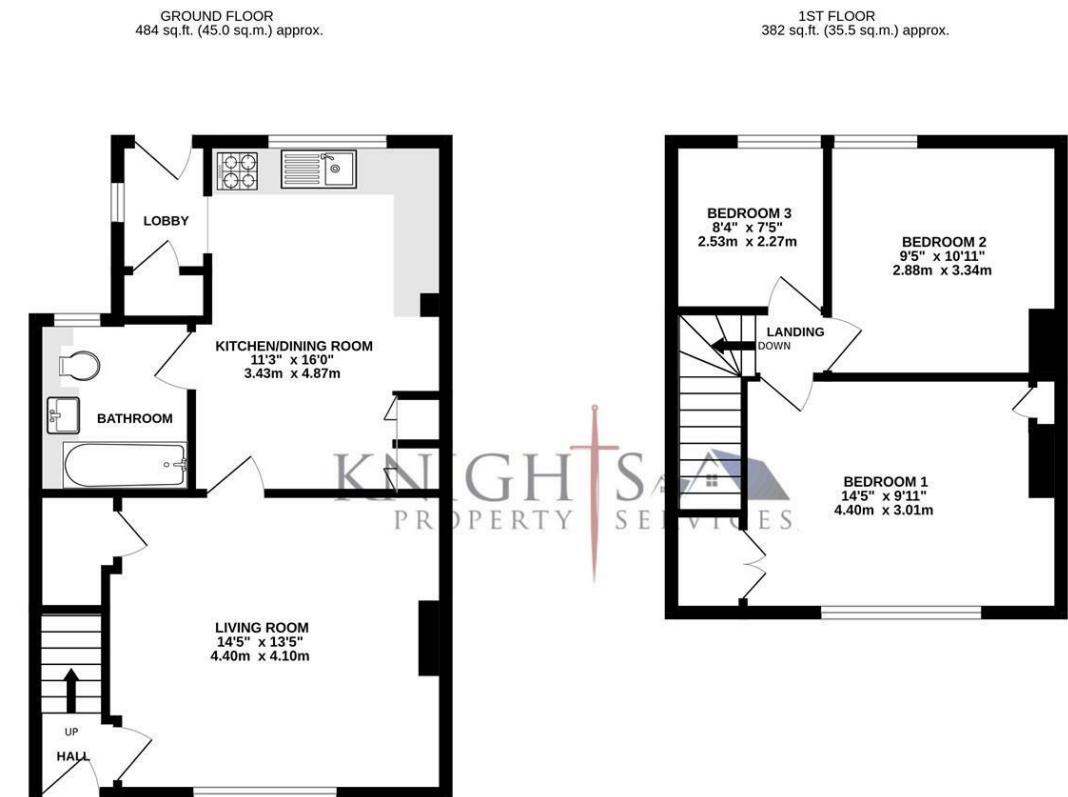
### To The Rear

Mainly laid to lawn with new decking. Two sheds.

### Council Tax

Band B.

## FLOORPLAN



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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## KEITH LUCAS ROAD, FARNBOROUGH GU14

KNIGHTS PROPERTY SERVICES - For sale is this extended and well presented mid terrace property along Keith Lucas Road in Farnborough. The ground floor comprising; living room, kitchen/dining room and bathroom. To complete the property internally there are three bedrooms to the first floor. As well as a good-sized rear garden, there is also driveway parking.

Farnborough is known for its excellent transport links with Farnborough Main train station being closeby, providing direct services to London Waterloo, making it an ideal choice for commuters. There is also easy access to the A331 and other major road links. Furthermore, the area boasts a good range of shopping and leisure facilities.