



## 12a Cleave Avenue, Farnborough, Kent, BR6 7HB

Nestled on Cleave Avenue in the charming town of Farnborough, this beautifully renovated maisonette offers a delightful blend of modern living and serene countryside views. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a comfortable and stylish home.

The property has been tastefully renovated, showcasing high-quality materials and attention to detail throughout, making it a move-in ready option for prospective buyers or renters.

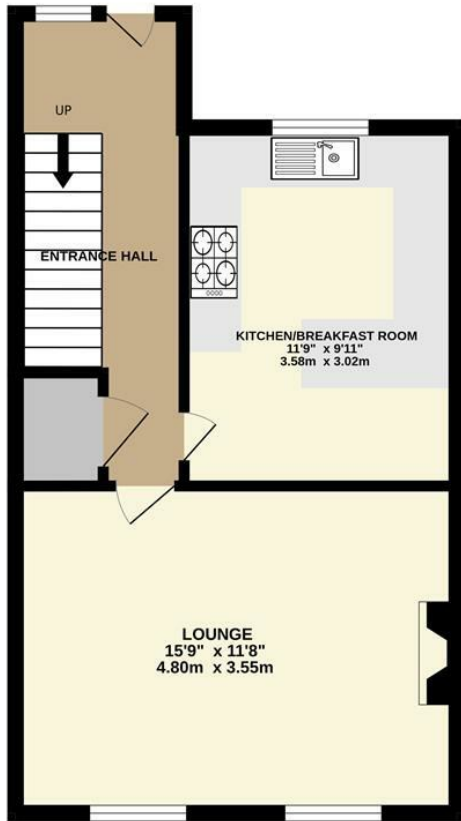
One of the standout features of this property is the stunning views over the local farmland, offering a picturesque backdrop that enhances the overall charm of the home. This tranquil setting allows for a peaceful lifestyle while still being conveniently located near local amenities and transport links.

In summary, this maisonette on Cleave Avenue is a rare find, combining modern comforts with the beauty of the surrounding countryside. It presents an excellent opportunity for those looking to enjoy a stylish and serene living environment in Farnborough.

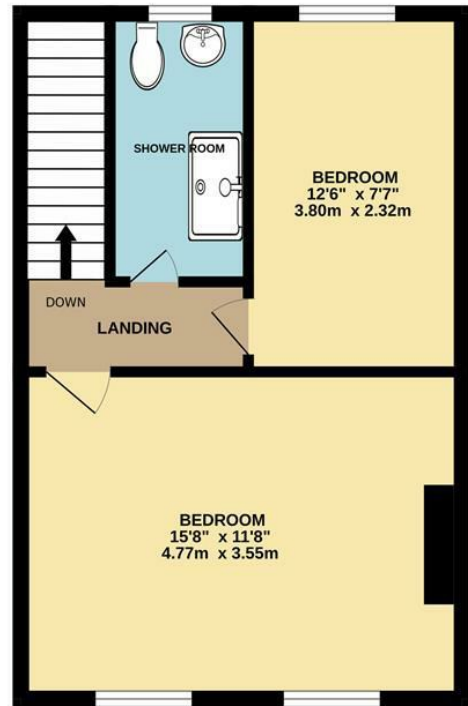
- Split level maisonette
- Share of freehold
- Open fire place
- Beautiful views to rear
- Large modern kitchen
- Two bedrooms
- Parking to rear
- Convenient location
- EPC- C
- Council Tax- B

**£325,000**

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 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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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>		71	76
(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		