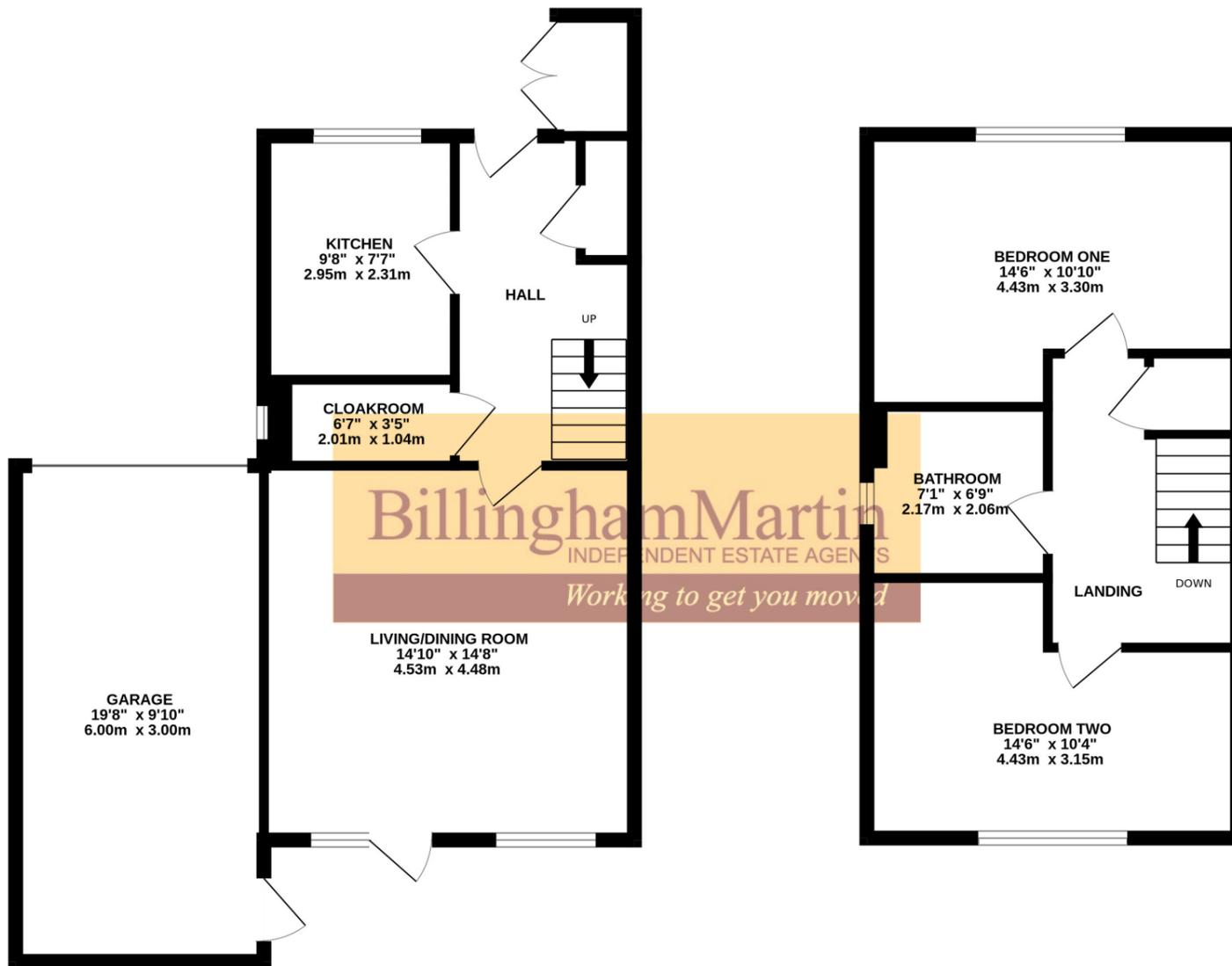


GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1 Whetstone Road

FARNBOROUGH, Hampshire GU14 9ST

£375,000 Freehold

A well presented and proportioned two bedroom semi-detached house offered for sale with no onward chain situated within easy reach of local schools, shops and commuter routes. Accommodation comprises entrance hall, kitchen, living/dining room, two double bedrooms, bathroom. Features include driveway parking and garage to side, rear garden enjoying a southerly aspect. EER 'C'.

GROUND FLOOR

COVERED ENTRANCE PORCH,

Courtesy light, twin opening doors to bin storage cupboard.

ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed insert, doors to kitchen, cloakroom and living/dining room, built in cloaks cupboard housing consumer unit, radiator, stairs to first floor, smooth finish ceiling.

KITCHEN

2.95m x 2.31m (9' 8" x 7' 7") Front aspect double glazed window, matching range of eye and base level units incorporating roll edge marble effect worksurfaces and upstands with inset stainless steel sink unit with mixer tap. Built in four ring touch screen induction hob with fan assisted oven below and extractor above, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas central heating boiler, tiled splashbacks, radiator, vinyl flooring, smooth finish ceiling with extractor.

CLOAKROOM

2.01m x 1.04m (6' 7" x 3' 5") Side aspect opaque double glazed window, low level wc, wall mounted wash basin with tiled splashback, radiator, vinyl flooring, smooth finish ceiling.

LIVING/DINING ROOM

4.53m x 4.48m (14' 10" x 14' 8") Rear aspect double glazed window and half double glazed door to terrace, two radiators, thermostat, broadband/telephone point, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, built in airing cupboard housing cylinder tank, smooth finish ceiling with hatch giving access to loft space.

BEDROOM ONE

4.43m x 3.30m (14' 6" x 10' 10") max narrowing to 2.65m. Front aspect double glazed window, radiator, smooth finish ceiling with coving.

BEDROOM TWO

4.43m x 3.15m (14' 6" x 10' 4") max narrowing to 2.31m. Rear aspect double glazed window, radiator, smooth finish ceiling with coving

BATHROOM

2.17m x 2.06m (7' 1" x 6' 9") Side aspect opaque double glazed window, low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap incorporating shower attachment. Heated chrome towel rail, fitted mirror below courtesy light with shaver point, vinyl flooring, extractor, smooth finish ceiling.

REAR GARDEN

Paved terrace leading to mainly laid to lawn garden with timber shed to rear, fully enclosed via panel fencing with pedestrian gate to side giving access, door to garage.

GARAGE

6m x 3m (19' 8" x 9' 10") Front aspect up and over door, access to eaves storage, power and light, pedestrian door to garden.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

The seller has advised us there is a service charge payable currently of £0.28 per month (£3.36 per annum), this figure is reviewed annually by Vivid

