



## 50 Blunden Road

Farnborough, Hampshire GU14 8QL

Offer in Excess of £350,000 Freehold

A three bedroom semi detached property offered for sale with no onward chain and in need of complete refurbishment/modernisation. Accommodation comprises entrance hall, living room, dining room, kitchen, three bedrooms, bathroom, separate wc. The property enjoys off road parking, garage and a rear garden extending approximately 65ft. Viewings are restricted to buyers in a proceedable position. EER 'tbc'.



## GROUND FLOOR

### PORCH

Front aspect opaque glazed door with side panels, space for coats and shoes, door to entrance hall.

### ENTRANCE HALL

Front aspect door with opaque glazed side panels, side aspect opaque glazed window, doors to living room and kitchen, wall mounted electric panel heater, stairs to first floor with storage cupboard below housing gas and electricity meters and fuse box.

### LIVING ROOM

4.21m x 3.64m (13' 10" x 11' 11") Front aspect bay window, tiled fireplace surround, gas point, twin opening doors to dining room.

### DINING ROOM

3.48m x 2.81m (11' 5" x 9' 3") Rear aspect glazed door and window, radiator, door to kitchen.

### KITCHEN

3.46m x 2.77m (11' 4" x 9' 1") Rear aspect window, side aspect part opaque glazed door, eye and base level units, stainless steel sink unit, gas cooker point, floor standing stove, space for appliances, built in larder with fitted shelving.

## FIRST FLOOR

### LANDING

Side aspect opaque glazed window, doors to bedrooms, bathroom and separate wc, access to loft space via hatch.

### BEDROOM ONE

4.5m x 3.39m (14' 9" x 11' 1") Front aspect bay window, fitted bedroom furniture offering storage over hanging rail and shelf.

### BEDROOM TWO

3.38m x 3.37m (11' 1" x 11' 1") Rear aspect window, fitted wardrobes offering storage over hanging rail and shelf.

### BEDROOM THREE

2.92m x 2.19m (9' 7" x 7' 2") Front aspect window, fitted wardrobes and cabinets.

### BATHROOM

Rear aspect opaque glazed window, panel enclosed steel bath, ceramic wash basin, wall mounted heater, half height tiled walls, built in airing cupboard housing cylinder tank.

### SEPARATE WC

Side aspect opaque glazed window, low level wc.

## OUTSIDE

### FRONT OF PROPERTY

Shaped area of lawn with shrub borders, hardstanding driveway giving off road parking and access to garage.

## GARAGE

5.97m x 2.64m (19' 7" x 8' 8") Front aspect twin opening doors, side aspect opaque glazed windows.

## REAR GARDEN

Hardstanding terrace leading to mainly laid to lawn garden extending approx. 65ft with panel fencing to sides and shed to rear.

## 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.

