



120 Marrowbrook Lane

Farnborough, Hampshire GU14 0AB

£350,000 Freehold

A delightfully presented two double bedroom end of terrace cottage situated with easy reach of local schools, shops, Farnborough Main Station (Waterloo 37 mins) and Town Centre. Accommodation comprises entrance lobby, living room, kitchen/dining room, two double bedrooms, four piece bathroom. Features include upvc double glazing, gas central heating, well kept 65ft rear garden and generous front garden offering potential for off road parking (subject to permission being granted). EER 'D'.

PROPERTY MISDESCRIPTIONS ACT 1991  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**GROUND FLOOR**

**ENTRANCE LOBBY**

Front aspect multi-point locking door with twin opaque decorative double glazed inserts, stairs to first floor, vertical radiator, door to living room.

**LIVING ROOM**

4.4m x 4.08m (14' 5" x 13' 5") max. Front aspect upvc double glazed window, door to understairs storage cupboard housing replacement 'Worcester' gas central heating boiler and meters with side aspect upvc opaque double glazed window. Cable feed, radiator, twin opening doors to kitchen/dining room, smooth finish ceiling with coving.

**KITCHEN/DINING ROOM**

5.5m x 2.26m (18' 1" x 7' 5") Rear aspect upvc double glazed twin opening doors and window, refitted matching range of eye and base level units incorporating butchers block effect roll edge work surfaces with inset ceramic sink unit with mixer tap. Built in four ring gas hob below extractor, fan assisted double oven with grill, plumbing and space for dishwasher and washing machine, space for fridge. Area suitable for table and chairs, radiator, tiled floor, tiled splashbacks, smooth finish ceiling with coving.

**FIRST FLOOR**

**LANDING**

Side aspect upvc double glazed window with fitted shutter, doors to bedrooms and bathroom, smooth finish ceiling.

**BEDROOM ONE**

3.82m x 3.02m (12' 6" x 9' 11") excluding wardrobes. Front aspect upvc double glazed window, radiator, full width fitted wardrobes offering extensive storage over hanging rail and shelf, further built in double wardrobe and storage cupboard over stairs, smooth finish ceiling with coving.

**BEDROOM TWO**

3.35m x 2.87m (11' 0" x 9' 5") Rear aspect upvc double glazed window with fitted shutters, radiator, smooth finish ceiling with coving.

**BATHROOM**

2.53m x 2.3m (8' 4" x 7' 7") Rear aspect upvc opaque double glazed window, four piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap incorporating shower attachment, shower enclosure with fitted thermostatic shower. Heated chrome towel rail, tiled splashbacks, wall mounted cabinet, vinyl flooring, smooth finish ceiling with coving, inset downlighters and extractor.

**REAR GARDEN**

Full width paved terrace with outside tap, sensor light and gate to giving pedestrian access to front, mainly laid to lawn garden with well stocked flower and shrub borders with further paved terrace to rear offering space for outdoor table and chairs. The well maintained garden extends approx. 65ft and features a block built outhouse to rear with power offering potential space to work from home and a timber built shed.

**FRONT GARDEN**

Mainly laid to lawn garden with well stocked flower and shrub borders, picket fence and gate to front with paved pathway leading to property and bin storage area to side, the frontage offers potential for conversion into off road parking subject to permission being granted.

**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.

