



BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you moved

TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.
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3a Fleet Road

FARNBOROUGH, Hampshire GU14 9RU £289,950 Leasehold Share of Freehold

A newly converted two bedroom first floor maisonette enjoying easy access to schools, playing fields and Farnborough mainline station (Waterloo 37 mins) as well as the areas main commuter routes. Accommodation comprises entrance hall, open plan living room/kitchen with integrated appliances, utility, two bedrooms, shower room. Features to note include 999 year lease with share of freehold, no maintenance or ground rent charges, private rear garden and two allocated parking spaces with EV charging point. Energy Efficiency Rating 'tbc'.

GROUND FLOOR

ENTRANCE HALL

Side aspect multi-point locking composite door with opaque double glazed inserts, stairs leading to first floor, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors leading to all rooms, radiator, access to loft space via hatch, smooth finish ceiling.

OPEN PLAN LIVING ROOM/KITCHEN

20' 8" x 12' 1" (6.30m x 3.68m) Rear and side aspect upvc double glazed windows, radiator, open plan kitchen/breakfast area with eye and base level units with complementary roll edged work surfaces with inset composite sink unit with mixer tap. Built in four ring gas hob with electric fan assisted oven below and extractor fan above, Integrated dishwasher, fridge and freezer, part tiled walls, smooth finish ceiling with inset lighting.

UTILITY

Wall mounted combination gas boiler, cupboard housing consumer unit, roll edged work surface with space and plumbing below for washing machine, vinyl floor, extractor fan, smooth finish ceiling with inset lighting.

BEDROOM ONE

13' 0" x 12' 8" (3.96m x 3.86m) Front and side aspect upvc double glazed windows, radiator, smooth finish ceiling with inset lighting.

BEDROOM TWO

9' 11" x 9' 8" (3.02m x 2.95m) Side aspect upvc double glazed windows, radiator, smooth finish ceiling with inset lighting.

SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage below, shower cubicle with dual head shower. Heated chrome towel rail, wall mounted heated mirror with light, fully tiled walls, tiled floor, extractor fan, smooth finish ceiling with inset lighting.

OUTSIDE

PRIVATE GARDEN

Laid to lawn and west facing with space suitable for outdoor table and chairs, fully enclosed via wood panel fencing with gate giving access.

PARKING

Two allocated spaces located to the rear of the garden with EV charging point.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

We have been advised by the seller that the property is being sold with a 999 year lease with no ground rent or service/maintenance charges and will own a share of the freehold of the building and garden, the allocated parking area is leasehold (not freehold). The new owner will need to arrange buildings insurance.

