



138 Fleet Road

Farnborough, Hampshire GU14 9SL

£415,000 Freehold

A three bedroom modern home enjoying a non estate location within easy reach of a range of local amenities including schools, shops, commuter routes and Fleet Pond Nature Reserve, offered for sale with no onward chain. Accommodation comprises entrance hall, cloakroom, kitchen, living room, conservatory, three bedrooms, bathroom. Features include well kept rear garden and generous block paved driveway giving off road parking and carport to rear. EER 'D'.



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect composite door with opaque double glazed insert, radiator, doors to cloakroom, kitchen and living room, stairway to first floor, wood flooring, smooth finish ceiling with coving.

**CLOAKROOM**

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, radiator, fully tiled walls, tiled floor, smooth finish ceiling with inset lighting.

**KITCHEN**

13' 2" x 8' 3" (4.01m x 2.51m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset composite one and a quarter bowl sink unit with mixer tap. Plumbing and space for washing machine and dishwasher, built in four ring gas hob below extractor with electric oven below, space for upright fridge/freezer, radiator, part tiled walls, tiled floor, smooth finish ceiling with inset lighting.

**LIVING ROOM**

16' 3" x 15' 0" (4.95m x 4.57m) Rear aspect upvc double glazed twin opening doors with adjacent matching panels giving access to terrace, side aspect upvc double glazed twin opening doors to conservatory. Feature electric fire with marble and wooden surround, wall light points, radiator, cable point, telephone connection point, under stairs storage cupboard housing electric meter and consumer unit, wood flooring, smooth finish ceiling with coving.

**CONSERVATORY**

10' 7" x 9' 9" (3.23m x 2.97m) Dual aspect upvc double glazed windows, rear aspect upvc double glazed twin opening doors to garden, vaulted double glazed roof, wall light points, wall mounted electric heater, laminate flooring.

**FIRST FLOOR**

**LANDING**

Side aspect upvc double glazed window, doors to all three bedrooms and bathroom, radiator, built in storage cupboard with fitted shelving, airing cupboard housing hot water cylinder, access to loft space via hatch which also houses gas central heating boiler, smooth finish ceiling.

**BEDROOM ONE**

12' 9" x 11' 4" (3.89m x 3.45m) Front aspect upvc double glazed windows, radiator, built in double wardrobe with hanging rails and shelving, laminate flooring, smooth finish ceiling.

**BEDROOM TWO**

8' 10" x 8' 0" (2.69m x 2.44m) Rear aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, Cable point, laminate flooring, smooth finish ceiling.

**BEDROOM THREE**

10' 0" x 6' 10" (3.05m x 2.08m) Rear aspect upvc double glazed window, radiator, laminate flooring, smooth finish ceiling.

**BATHROOM**

Three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment. Fully tiled walls, radiator, extractor, smooth finish ceiling with inset lighting.

**CARPORT**

Carport offering covered parking space and storage located to the rear of the property.

**GARDEN**

Well kept garden featuring paved terrace offering space for outdoor dining/entertaining overlooking laid to lawn garden with flower and shrub borders. The garden features a timber pergola, outside lighting, water tap, and is fully enclosed via wood panel fencing and brick walling with pedestrian gates to front and rear.

**AGENTS NOTE**

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