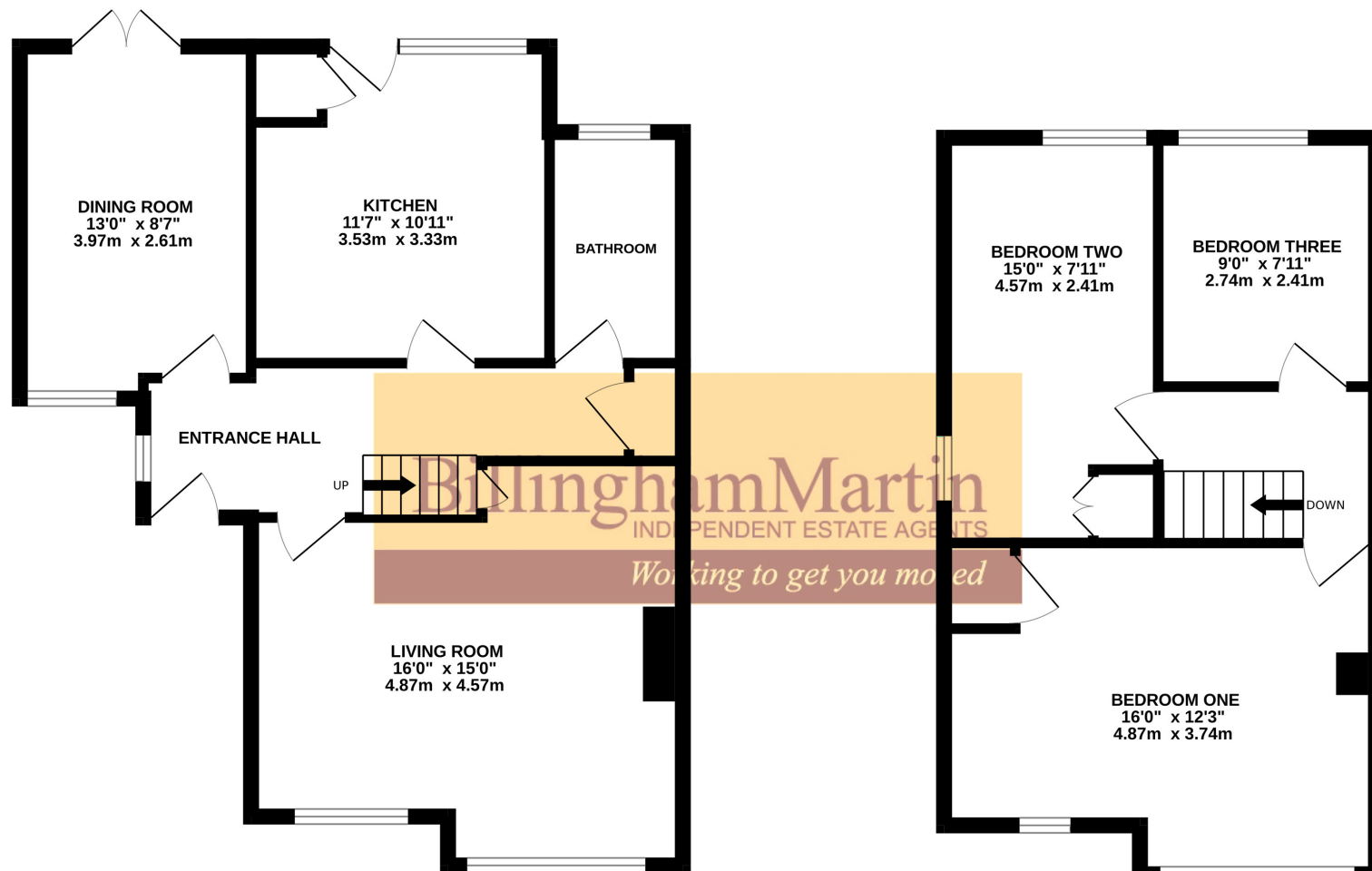


GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.
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19 Church Circle

Farnborough, Hampshire GU14 6QH

£415,000 Freehold

An extended three bedroom semi detached family home in need of some updating situated in the South Farnborough Conservation Area within walking distance of some of the areas most revered schools as well as being on the doorstep of King George Vth Playing Fields. Accommodation comprises entrance hall, living room, dining room, kitchen, bathroom, three bedrooms. Features to note include no onward chain, generous front and rear gardens, off road parking and garage. Energy Efficiency Rating 'E'

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 HALL

Front aspect hardwood door with opaque glazed inserts, side aspect upvc opaque double glazed window, radiator, doors to living room, dining room, kitchen and bathroom. Stairway to first floor, cupboard housing hot water cylinder with shelving above, wall mounted thermostat heating control, telephone connection point, textured ceiling.

LIVING ROOM

16' 0" x 15' 0" (4.88m x 4.57m) max. Front aspect upvc double glazed windows, feature timber fire surround with coal effect gas fire, radiator, wall light points, understairs storage cupboard housing gas and electric meters, textured ceiling with covings.

DINING ROOM

13' 0" x 8' 7" (3.96m x 2.62m) max. Front aspect upvc double glazed window, rear aspect upvc double glazed twin opening doors to terrace, radiator, textured ceiling with covings.

KITCHEN

11' 7" x 10' 11" (3.53m x 3.33m) Rear aspect upvc double glazed window and upvc double glazed door to terrace, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with mixer tap. Plumbing and space for washing machine, space for gas cooker, further appliance space, cupboard housing gas central heating boiler, part tiled walls, serving hatch to dining room, radiator, textured ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin, panel enclosed bath with mixer tap and shower attachment. Part tiled walls, radiator, smooth finish ceiling with covings.

FIRST FLOOR

LANDING

Doors to all three bedrooms, access to loft space via hatch with fitted ladder, textured ceiling with covings.

BEDROOM ONE

16' 0" x 12' 3" (4.88m x 3.73m) max. Front aspect upvc double glazed windows, radiator, built in wardrobe with hanging rails and shelving, textured ceiling with covings.

BEDROOM TWO

15' 0" x 7' 11" (4.57m x 2.41m) Side and rear aspect upvc double glazed windows, radiator, bulkhead storage cupboard with shelving, textured ceiling with covings.

BEDROOM THREE

9' 0" x 7' 11" (2.74m x 2.41m) Rear aspect upvc double glazed window, radiator, textured ceiling with covings.

REAR GARDEN

Mainly laid to lawn with well stocked flower and shrub borders and fruit trees with timber shed to rear. The garden extends approximately 78ft and is enclosed via a combination of wood fencing and mature hedging with pedestrian gate to front giving access to driveway.

GARAGE

Twin opening front aspect doors, side and rear windows, power and light, pedestrian door 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.

