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86 Farnborough Road
Farnborough, Hampshire GU14 6TN
£575,000 Freehold

An extended detached family home offered for sale with no onward chain and being in need of some updating, enjoying a non estate position within easy reach of local shops, schools, colleges, playing fields and the areas main commuter routes. Accommodation comprises entrance hall, family room, shower room, 22ft living/dining room, 26ft kitchen/breakfast room, main bedroom with ensuite, three further double bedrooms, bathroom. Features to note include detached outbuilding, private paved rear garden, and block paved driveway for several vehicles. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect hardwood door with opaque glazed insert, doors to family room and living /dining room, textured ceiling with coving.

FAMILY ROOM

13' 4" x 11' 0" (4.06m x 3.35m) max into bay. Front aspect double glazed bay window, radiator, feature fireplace surround with electric fire, door to shower room, picture rails, laminate flooring, smooth finish ceiling with coving.

SHOWER ROOM

Side aspect opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin, shower cubicle. Fully tiled walls, tiled floor, extractor fan, smooth finish ceiling with coving and inset lighting .

LIVING/DINING ROOM

22' 0" x 20' 11" (6.71m x 6.38m)max narrowing to 11'5. Front aspect double glazed sliding patio doors to driveway, side aspect double glazed window, radiator, feature cast iron fireplace with tiled hearth. Space suitable for dining table and chairs, understairs storage cupboard, archway to kitchen/breakfast room, laminate flooring, picture rails, textured ceiling with coving.

KITCHEN/BREAKFAST ROOM

26' 8" x 10' 0" (8.13m x 3.05m) Side and rear aspect double glazed windows, rear aspect double glazed door to terrace, matching range of eye and base level units incorporating roll edged work surfaces with inset twin bowl sink unit with mixer tap. Plumbing and space for washing machine and dishwasher, space for range style gas cooker with extractor hood over, integrated fridge/freezer. Wall mounted concealed gas central heating boiler, space for table and chairs, fully tiled walls, radiator, tiled floor, textured ceiling with inset lighting.

FIRST FLOOR

LANDING

Front aspect double glazed window, doors to all four bedrooms and bathroom, hatch to loft space, textured ceiling with coving.

BEDROOM ONE

14' 9" x 9' 11" (4.50m x 3.02m) Rear aspect double glazed window, range of fitted wardrobes, radiator, door to ensuite, laminate flooring, picture rails, smooth finish ceiling.

ENSUITE

Three piece suite comprising low level wc, vanity inset wash hand basin and shower cubicle. Tiled walls and floor, extractor fan, textured ceiling with inset lighting.

BEDROOM TWO

14' 0" x 11' 5" (4.27m x 3.48m) Front aspect double glazed window, radiator, feature cast iron fireplace, laminate flooring, picture rails, smooth finish ceiling.

BEDROOM THREE

13' 0" x 11' 4" (3.96m x 3.45m) Front aspect double glazed bay window, radiator, feature cast iron fireplace, range of fitted wardrobes with hanging rails and shelving, picture rails, smooth finish ceiling.

BEDROOM FOUR

10' 9" x 9' 11" (3.28m x 3.02m) Rear aspect double glazed window, radiator, airing cupboard housing hot water, laminate floor, textured ceiling with coving.

BATHROOM

Side aspect opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with shower and fitted screen over. Fully tiled walls, radiator, tiled floor, extractor fan, textured ceiling with inset lighting.

OUTSIDE

REAR GARDEN

Full width paved terrace with space suitable for outdoor table and chairs, steps leading up to a further paved area, shaped flower and shrub borders, access to detached outbuilding, outside power and light, water tap, wood panel fencing to sides and rear.

DETACHED OUTBUILDING

Complete with an independent gas central heating boiler, the building comprises of two office spaces with internet and phone lines, lobby and shower/wc.

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.

