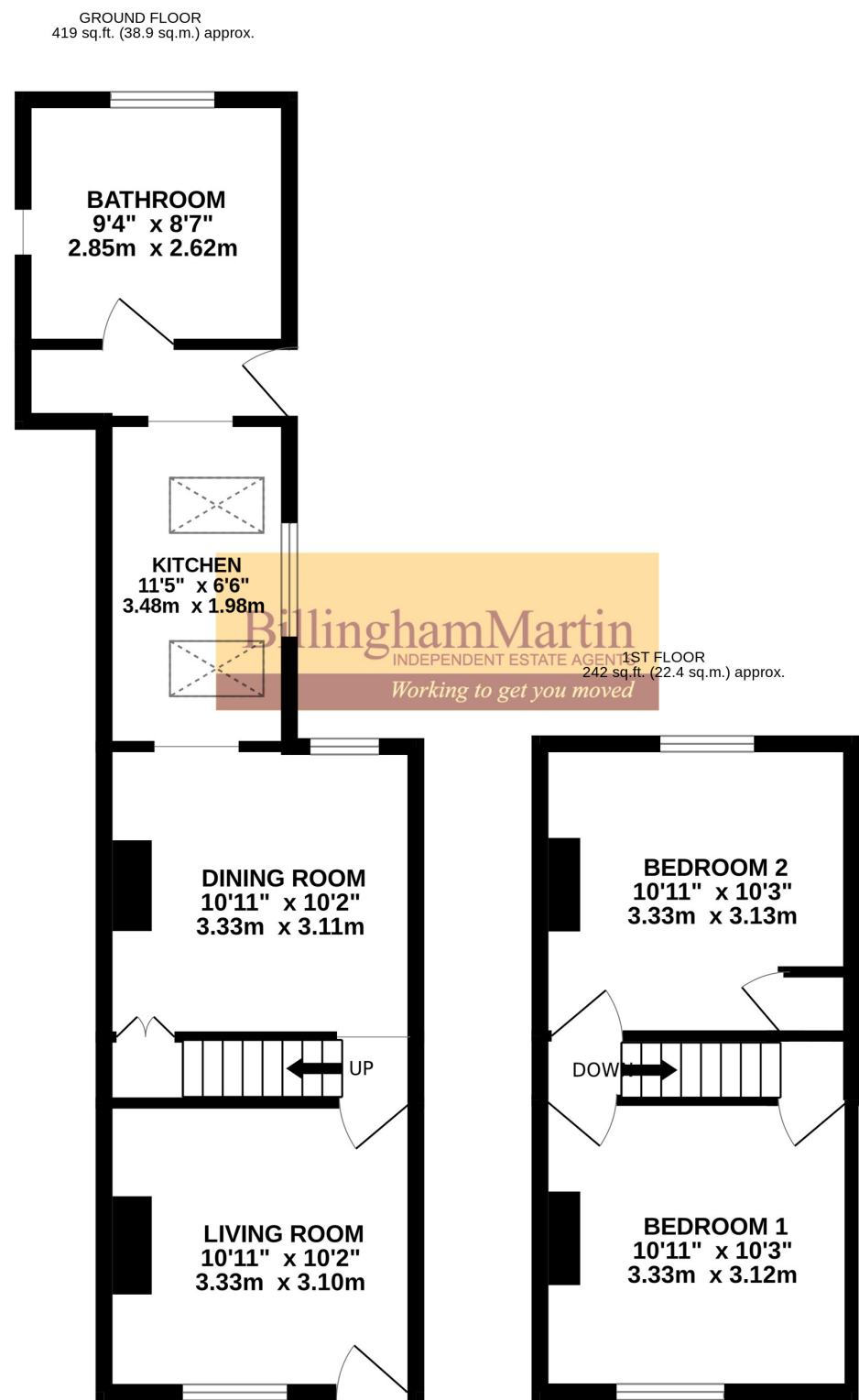




PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of 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.



Hillside Cottage, 11 Tower Hill
FARNBOROUGH, Hampshire GU14 0AQ
£369,950 Freehold

A delightful two bedroom character cottage situated in a no through road within walking distance of Farnborough Mainline Station (Waterloo 37 mins), local shops and playing fields. The accommodation comprises, living room, dining room, refitted kitchen, rear lobby, refitted four piece bathroom, two double bedrooms. Features to note include original fireplaces, traditional old style radiators, original internal doors and stunning private 55ft south/west facing garden with large timber built workshop. EER 'D'

GROUND FLOOR

COVERED ENTRANCE

Courtesy light, tiled step.

LIVING ROOM

10' 11" x 10' 2" (3.33m x 3.10m) Front aspect hard wood door with opaque glazed inserts, front aspect double glazed window, traditional old style radiator, feature brick open fireplace with timber surround, door to inner hall, smooth finish ceiling with inset lighting.

INNER HALL

Stairway to first floor landing, squared archway to dining room, exposed floorboards, smooth finish ceiling.

DINING ROOM

10' 11" x 10' 2" (3.33m x 3.10m) Rear aspect double glazed window, traditional old style radiator, chimney breast with feature inset working 'Rayburn' solid fuel stove. Understairs storage cupboard housing electric meter and consumer unit, exposed floorboards, squared archway to kitchen, smooth finish ceiling with coving.

KITCHEN

11' 5" x 6' 6" (3.48m x 1.98m) Side aspect double glazed window, vaulted ceiling with twin double glazed Velux windows. Matching range of eye and base level units with complimentary roll edged work surfaces and inset one and a quarter bowl stainless steel sink unit with mixer tap. Built in four ring gas hob and electric oven below extractor hood, integrated fridge and freezer, breakfast bar, part tiled walls, archway to rear lobby, tiled floor, extractor fan, smooth finish ceiling.

REAR LOBBY

Side aspect door with opaque double glazed insert, radiator, wall mounted replacement combination boiler, plumbing and space for washing machine, door to bathroom, tiled floor, smooth finish ceiling.

BATHROOM

Side and rear aspect double glazed windows, four piece suite comprising low level wc, vanity unit inset wash hand basin with mixer tap and storage cupboards below, double width shower with power shower and sliding glass door, corner bath with mixer tap and shower attachment. Vertical designer radiator, part tiled walls, tiled floor, smooth finish ceiling with inset lighting and extractor fan.

FIRST FLOOR

LANDING

Doors to both bedrooms, access to loft space via hatch.

BEDROOM ONE

10' 11" x 10' 3" (3.33m x 3.12m) Front aspect double glazed window, traditional old style radiator, feature cast iron fireplace, built in single wardrobe with hanging rail, smooth finish ceiling.

BEDROOM TWO

10' 11" x 10' 3" (3.33m x 3.12m) Rear aspect double glazed window, traditional old style radiator, feature cast iron fireplace, fitted single wardrobe, smooth finish ceiling with coving.

GARDEN

Pathway leading to paved area suitable for outdoor table and chairs, outside lighting and water tap, archway leading to lawn with water feature, mature cherry tree and heavily stocked flower and shrub borders. Greenhouse and raised beds, steps leading up to timber built shed and 12ft by 10ft workshop (with power and light). The garden extends approximately 55ft and is fully enclosed via wood panel fencing with pedestrian gate giving access to Tower Hill.

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.

