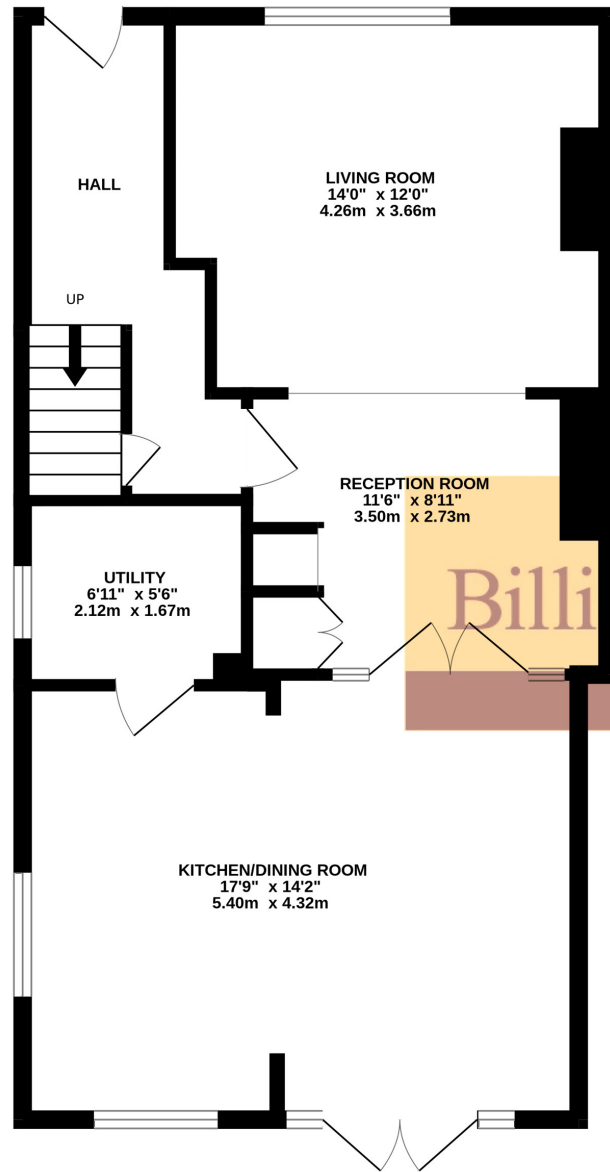
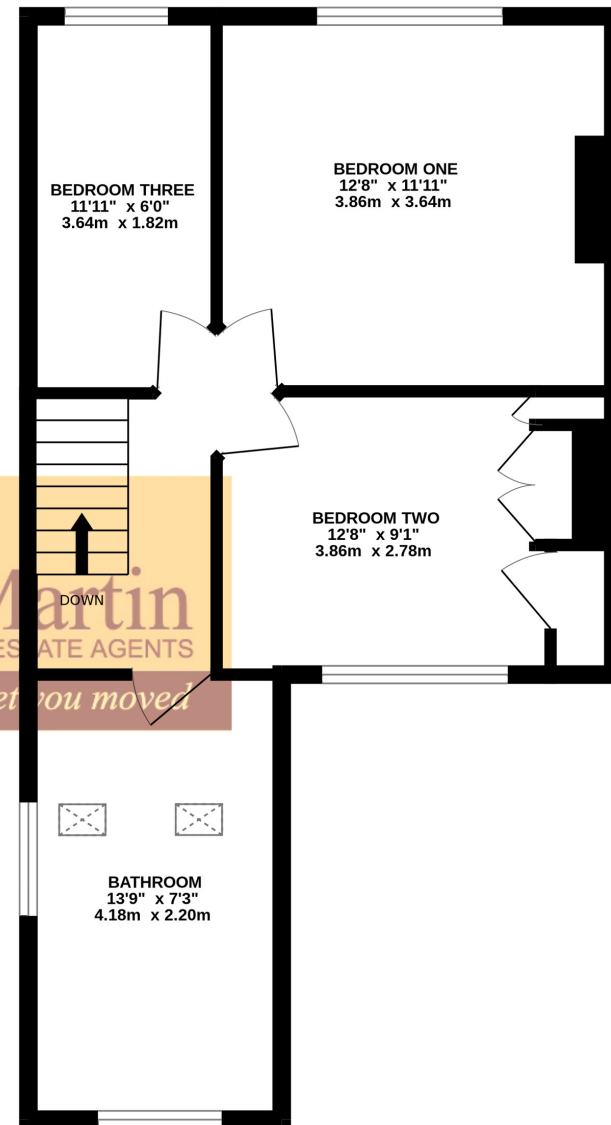


GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you moved

TOTAL FLOOR AREA : 1123 sq.ft. (104.4 sq.m.) approx.
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50 High Street

Farnborough, Hampshire GU14 6HP

£435,000 Freehold

A tastefully presented and extended three bedroom character home situated in the heart of North Camp Village enjoying easy access to a wide range of shops, revered local schools and playing fields as well as the areas major road and rail commuter routes. Accommodation comprises entrance hall, reception room, living room, superb kitchen/dining room, three bedrooms, stunning four piece bathroom. The property is completed by a pleasant frontage and a mainly laid to lawn rear garden benefitting from front and rear access. EER 'D'.

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 multi-point locking composite door with twin opaque double glazed inserts, stairway to first floor with storage cupboard below housing gas and electric meters and consumer unit, column radiator, feature exposed floorboards, door to reception room, smooth finish ceiling with coving.

RECEPTION ROOM

3.50m x 2.73m (11' 6" x 8' 11") max. Squared archway to living room, twin opening glazed doors with glazed side panels to kitchen/dining room, fitted storage cabinet housing water meter fronted by twin opening doors with adjacent display shelving, smooth finish ceiling with coving.

LIVING ROOM

4.26m x 3.66m (14' 0" x 12' 0") max. Front aspect upvc double glazed window with fitted plantation shutters, cast iron log burning stove recessed into chimney breast, feature exposed floorboards, Cable feed radiator, smooth finish ceiling with coving.

KITCHEN/DINING ROOM

4.32m x 5.40m (14' 2" x 17' 9") max. Rear aspect upvc twin opening double glazed doors with upvc double glazed side panels to terrace, side and rear aspect upvc double glazed windows. Fitted range of eye and base level units finished with solid bamboo work surfaces with matching upstand and inset ceramic sink unit with swan neck mixer tap and tiled splashback. Central island with retractable power block and built in four ring gas hob below extractor canopy with downlighters, built in 'Bosch' fan assisted double oven with grill, integrated dishwasher. Space suitable for upright fridge/freezer, kick space heater, engineered wood flooring with underfloor heating, space for dining table and chairs, floating display shelving, door to utility, smooth finish ceiling with inset downlighters.

UTILITY

2.12m x 1.67m (6' 11" x 5' 6") Side aspect upvc opaque double glazed window, low level wc, plumbing and space for washing machine below solid bamboo work surface with inset stainless steel sink unit with swan neck mixer tap and tiled splashback. Storage cabinets and floating shelving, space suitable for upright fridge/freezer, radiator, engineered wood flooring with underfloor heating, extractor, smooth finish ceiling with inset downlighters.

FIRST FLOOR

LANDING

Doors to bedrooms to bathroom, smooth finish ceiling with hinged hatch giving access to boarded loft space with fitted storage shelving, ladder and lighting.

BEDROOM ONE

3.86m x 3.64m (12' 8" x 11' 11") max. Front aspect upvc double glazed window, decorative fireplace, radiator, feature exposed floorboards, smooth finish ceiling.

BEDROOM TWO

3.86m x 2.78m (12' 8" x 9' 1") max. Rear aspect upvc double glazed window, built in airing cupboard housing cylinder tank below slatted shelving, twin opening doors to wardrobe with concealed decorative fireplace and further shelved storage to side, radiator, smooth finish ceiling.

BEDROOM THREE

3.64m x 1.82m (11' 11" x 6' 0") Front aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Rear and side aspect upvc opaque double glazed windows, stunning four piece 'Victorian' style suite comprising low level wc, ceramic wash basin with towel rail, claw foot roll top bath with mixer tap, shower attachment and cradle, double width shower enclosure with dual head thermostatic shower. Mainly tiled walls, column radiator with towel rail, tiled floor with underfloor heating, feature vaulted smooth finished ceiling with inset downlighters and twin opening upvc double glazed roof windows, extractor.

REAR GARDEN

Full width paved terrace offering space for outdoor dining/entertaining extending to rear and side of property with further seating area, log and garden stores and pedestrian gate to front. Mainly laid to lawn garden with well stocked borders being panel fence enclosed with shed and pedestrian gate to rear, outside tap.

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.

