



7 Cherry Tree Close

Farnborough, Hampshire GU14 9TT

£395,000 Freehold

A very well presented three bedroom family home situated in a popular development within easy reach of a range of local amenities including a choice of schools, Hawley Woods, Fleet Pond Nature Reserve and Bramshot Farm Country Park as well as offering access to the areas commuter routes . Accommodation comprises entrance hall, living room, dining room, refitted kitchen, three bedrooms, bathroom. Features to note include well kept rear garden, block paved double width driveway to front with EV charging point and garage situated in nearby block. Energy Efficiency Rating 'C'

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 composite multi-point locking door with opaque double glazed inserts, door to living room, stairs to first floor, space for coats and shoes, laminate flooring, textured ceiling with coving.

LIVING ROOM

15' 7" x 13' 0" (4.75m x 3.96m)max. Front aspect upvc double glazed window, radiator, feature tiled chimney breast with display recess and plinth, Sky feed, sliding door to dining room, textured ceiling with coving.

DINING ROOM

10' 0" x 8' 10" (3.05m x 2.69m) Rear aspect upvc double glazed twin opening doors to terrace, radiator, space suitable for table and chairs, understairs storage cupboard housing replacement consumer unit, gas and electric meters. Archway to kitchen, vinyl flooring, textured ceiling with inset lighting and coving.

KITCHEN

8' 4" x 8' 4" (2.54m x 2.54m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset one and a quarter bowl composite sink unit with mixer tap, fitted water softener system. Plumbing and space for washing machine and dishwasher, built in four ring gas hob with fan assisted electric oven below and extractor fan above, integrated fridge/freezer. Wall mounted concealed replacement gas central heating combination boiler, part tiled walls, vinyl flooring, textured ceiling with inset lighting and coving.

FIRST FLOOR

LANDING

Doors to all three bedrooms and bathroom, hatch to mostly boarded loft space with fitted ladder and light, textured ceiling with coving.

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)max. Front aspect upvc double glazed window, radiator, space suitable for wardrobes, textured ceiling with coving.

BEDROOM TWO

11' 0" x 11' 0" (3.35m x 3.35m) Rear aspect upvc double glazed window, radiator, built in linen cupboard with fitted shelving, textured ceiling with coving.

BEDROOM THREE

9' 10" x 6' 10" (3.00m x 2.08m) Front aspect upvc double glazed window, radiator, textured ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower over. Fully tiled walls, chrome heated towel rail, vinyl flooring, textured ceiling with inset lighting.

REAR GARDEN

Low maintenance garden featuring paved terrace offering space for outdoor dining/entertaining leading to artificial lawn, well stocked flower and shrub borders, timber built shed, outside lighting and power points ,hot and cold water taps, fully enclosed via wood panel fencing with pedestrian gate to rear giving access to garage in nearby block.

GARAGE

Located in nearby block, up and over door.

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.

