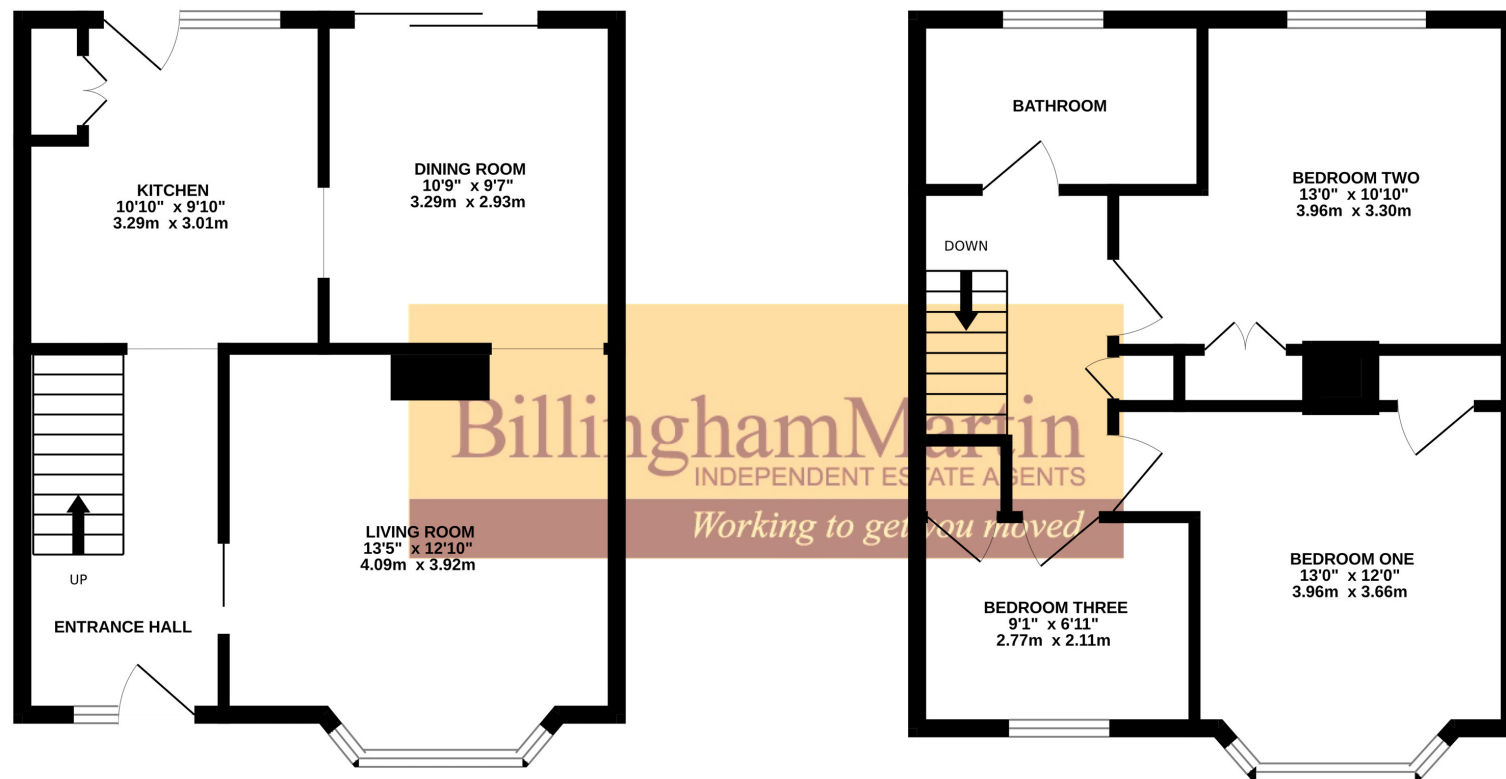


GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.0 sq.m.) approx.
Made with Metropix ©2023



30 Broomhill Road

Farnborough, Hampshire GU14 9PS

£345,000 Freehold

Offered for sale with no onward chain and in need of some updating is this three bedroom family home situated within easy reach of local schools and shops. Accommodation comprises entrance hall, kitchen, living room, dining room, three bedrooms, bathroom. Features to note include private rear garden with garage to rear. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect opaque double glazed door with matching side panel, stairway to first floor landing with recess below housing consumer unit, gas and electric meters. Sliding door to living room, doorway to kitchen, radiator, smooth finish ceiling with coving.

LIVING ROOM

13' 5" x 12' 10" (4.09m x 3.91m) max into bay. Front aspect double glazed bay window, wall light points, radiator, archway to dining room, picture rails, smooth finish ceiling with coving.

DINING ROOM

10' 10" x 9' 7" (3.30m x 2.92m) Rear aspect double glazed sliding patio door to terrace, radiator, telephone connection point, wall mounted heating control, doorway to kitchen, smooth finish ceiling with coving.

KITCHEN

10' 10" x 9' 10" (3.30m x 3.00m) Rear aspect upvc double glazed window and 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. Built in four ring electric hob with electric oven below and extractor fan above, integrated fridge and freezer, plumbing and space for washing machine, part tiled walls, larder cupboard, radiator, tiled floor, textured ceiling with coving.

FIRST FLOOR

LANDING

Doors to all three bedrooms and bathroom, cupboard housing hot water cylinder with slatted shelving above, access to loft space via hatch, smooth finish ceiling with coving.

BEDROOM ONE

13' 0" x 12' 0" (3.96m x 3.66m) max. Front aspect double glazed bay window, built in wardrobe with hanging rail and shelving, picture rails, smooth finish ceiling with coving.

BEDROOM TWO

13' 0" x 10' 10" (3.96m x 3.30m) max. Rear aspect double glazed window, built in cupboard housing central heating boiler, picture rails, smooth finish ceiling with coving.

BEDROOM THREE

9' 1" x 6' 11" (2.77m x 2.11m) Front aspect double glazed window, built in wardrobe with hanging rail and shelving, picture rails, textured ceiling.

BATHROOM

Rear aspect opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed corner bath with mixer tap and shower over. Radiator, part tiled walls, picture rails, smooth finish ceiling with coving.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading to mainly to lawn garden, brick built store, shed and outdoor wc, fully enclosed via wood panel fencing and mature hedge, gates giving access to front and rear.

GARAGE

Rear aspect 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.

