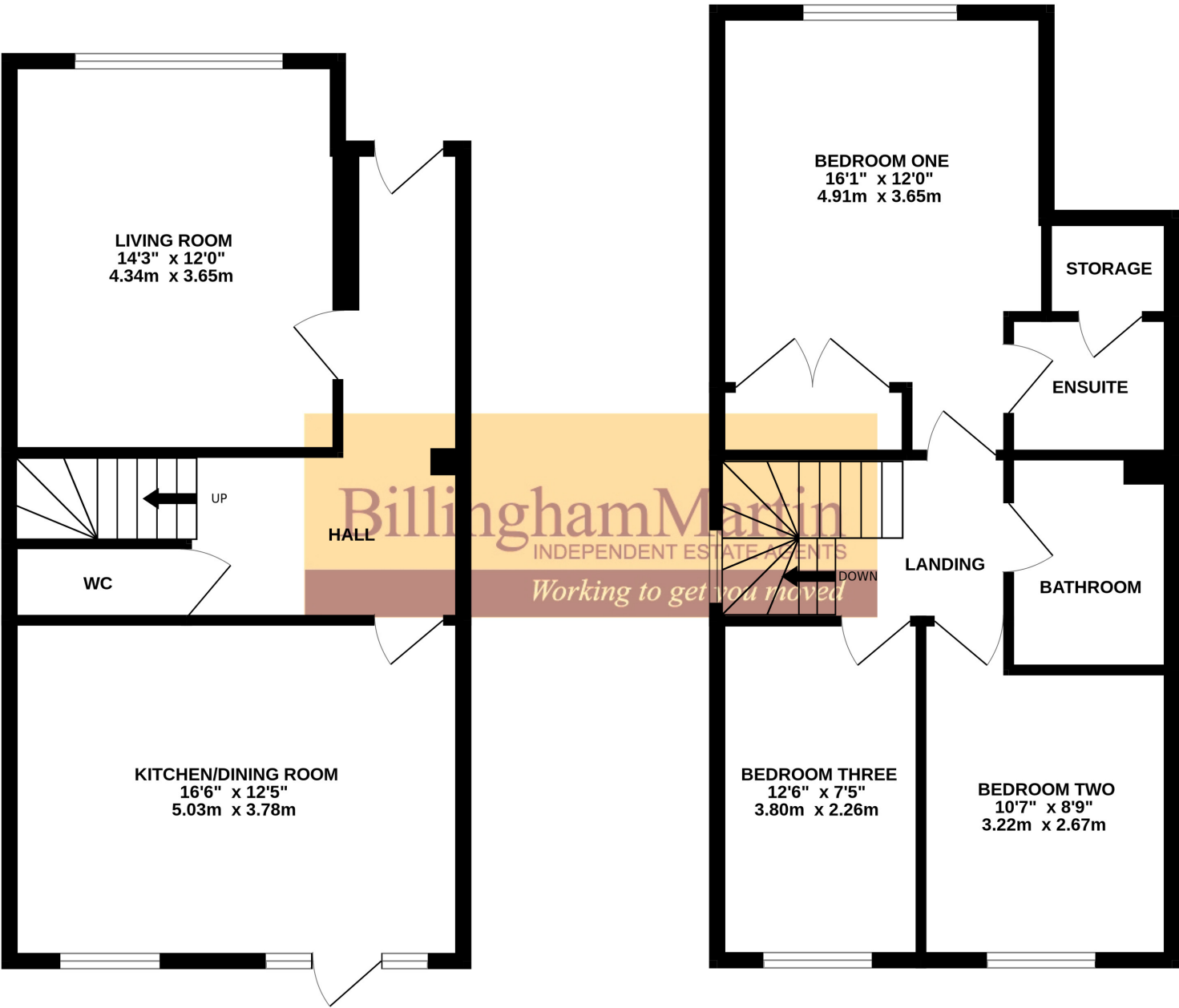


521 sq.ft. (48.4 sq.m.) approx.

534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.1 sq.m.) approx.  
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## 5 Canterbury Gardens

Farnborough, Hampshire GU14 6ST

£495,000 Freehold

A rare opportunity to acquire one of the select homes that form the Canterbury Gardens development in South Farnborough offering easy access to local parks, schools and shops as well as the area's main commuter routes and railway stations. Accommodation comprises covered entrance porch, hall, living room, kitchen/breakfast room, three bedrooms, ensuite, bathroom. Features include driveway parking for two vehicles, no onward chain and private rear garden. EER 'C'



**GROUND FLOOR**

**COVERED ENTRANCE PORCH**

Courtesy light, paved step.

**HALL**

Front aspect multi-point locking composite door with twin opaque double glazed inserts, glazed doors to living room and kitchen/dining room, door to cloakroom. Stairway to first floor, two radiators, thermostat smooth finish ceiling with cornice and inset downlighters.

**LIVING ROOM**

4.34m x 3.65m (14' 3" x 12' 0") Front aspect double glazed window, limestone fireplace with coal effect gas fire, radiator, telephone point, two wall light points, smooth finish ceiling with cornice.

**CLOAKROOM**

Two piece suite comprising low level wc and wall mounted wash basin, half height tiled walls, radiator, wall mounted consumer unit, extractor, smooth finish ceiling with coving.

**KITCHEN/DINING ROOM**

5.03m x 3.78m (16' 6" x 12' 5") Rear aspect double glazed window and door with full height double glazed side panels to terrace, matching range of eye and base level units with marble effect roll edge work surfaces with inset one and a third single drainer stainless steel sink unit with mixer tap and drinking water tap. Built in four ring gas hob below extractor, built in double oven with grill, integrated fridge, freezer and dishwasher (as new condition), plumbing and space for washing machine. Wall mounted concealed gas central heating boiler, water softener, tiled splashbacks with under unit lighting, space suitable for dining table and chairs, radiator, tiled floor, smooth finish ceiling with coving and inset downlighters.

**FIRST FLOOR**

**LANDING**

Side aspect double glazed window, doors to all bedrooms and bathroom, smooth finish ceiling with coving and inset downlighter.

**BEDROOM ONE**

4.91m x 3.65m (16' 1" x 12' 0") Front aspect double glazed window, fitted wardrobe offering storage over hanging rail and shelf fronted via twin opening doors, radiator, smooth finish ceiling with coving, door to ensuite.

**ENSUITE**

Three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, shower cubicle with thermostatic shower. Heated towel rail, half height tiled walls, shaver point, smooth finish ceiling with extractor, low level door to cupboard housing 'MegaFlo' cylinder tank.

**BEDROOM TWO**

3.22m x 2.67m (10' 7" x 8' 9") excluding door recess. Rear aspect double glazed window, radiator, smooth finish ceiling with coving.

**BEDROOM THREE**

3.80m x 2.26m (12' 6" x 7' 5") Rear aspect double glazed window, radiator, smooth finish ceiling with coving.

**BATHROOM**

Three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, panel enclosed bath with mixer tap and flush fitted thermostatic shower over. Mainly tiled walls, heated towel rail, mirror fronted bathroom cabinet, shaver point, smooth finish ceiling with coving and extractor.

**REAR GARDEN**

Paved terrace leading onto mainly laid to lawn garden being panel fence enclosed with shaped borders. Shingled area to rear with timber built shed, pedestrian gate to side giving access, outside tap, courtesy light.

**PARKING**

Tandem length block paved driveway giving off road parking for two cars.

**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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

We have been advised by the sellers that the property is subject to an annual service charge, for the year ending March 2025 this was £299 paid over two six monthly instalments of £149.50

