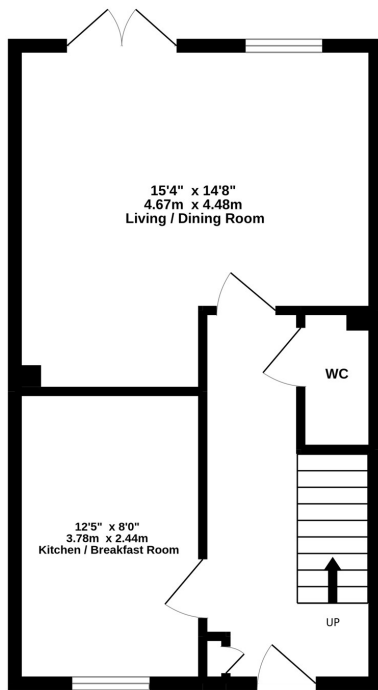
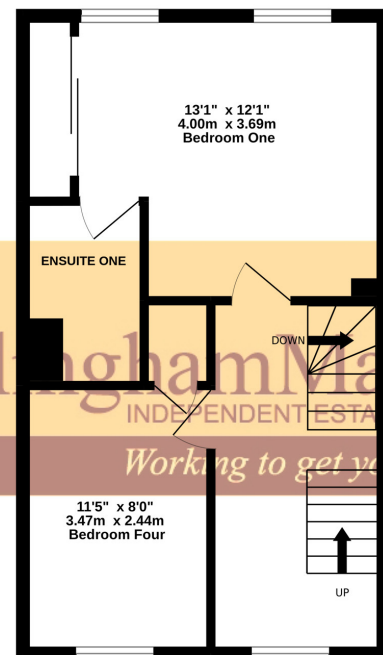


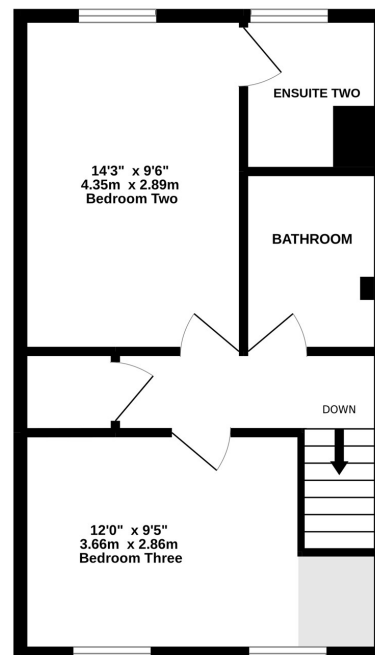
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.
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17 Pond Road

Farnborough, Hampshire GU14 7GF

£425,000 Freehold

A four bedroom town house offered for sale with no onward chain and in good decorative order throughout situated on the popular Farnborough Central Development constructed by Redrow Homes enjoying easy access to a wide range of amenities including Town Centre, mainline station (Waterloo 37 mins), Nuffield Centre for Health and pubs/restaurants. Accommodation includes entrance hall, cloakroom, kitchen/breakfast room, living/dining room, four bedrooms, two ensuite shower rooms and bathroom, the property is further complimented by a mainly laid to lawn rear garden with pedestrian access and two numbered allocated parking bays situated to front. 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 multi-point locking double glazed door, fitted coir mat, stairway to first floor with storage recess below, cupboard housing electric meter and consumer unit, doors to cloakroom, kitchen/breakfast room, living/dining room, radiator, thermostat, smooth finish ceiling.

CLOAKROOM

Two piece suite comprising low level wc, pedestal mounted wash basin with mixer tap. Tiled splashback, glass shelf, radiator, smooth finish ceiling with inset downlighter and extractor.

KITCHEN/BREAKFAST ROOM

12' 5" x 8' 0" (3.78m x 2.44m) Front aspect double glazed window, fitted range of eye and base level units incorporating butcher block effect roll edge work surfaces with matching upstand and inset one and a third bowl single drainer stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted electric oven below extractor hood and splashback, under counter washing machine and slimline dishwasher, integrated fridge and freezer. Wall mounted concealed gas central heating boiler, folding breakfast bar, under unit lighting, vinyl flooring, radiator, smooth finish ceiling with inset downlighters.

LIVING/DINING ROOM

15' 4" x 14' 8" (4.67m x 4.47m) narrowing to 11'3" Rear aspect twin opening double glazed doors and double glazed window, two radiators, broadband and telephone points, entertainment cluster, smooth finish ceiling.

FIRST FLOOR

LANDING

Front aspect double glazed window, doors to bedrooms one and four, stairs to second floor, radiator, smooth finish ceiling.

BEDROOM ONE

13' 1" x 12' 1" (3.99m x 3.68m) excluding wardrobe recess. Rear aspect double glazed windows, built in double wardrobe offering storage over hanging rail and shelf fronted via twin mirrored sliding doors, radiator, telephone and aerial points, smooth finish ceiling, door to ensuite.

ENSUITE ONE

Rear aspect opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, extra width shower cubicle with fitted 'Aqualisa' shower, tray and sliding glass door. Tiled splashbacks, shaver point, wall mounted mirror fronted bathroom cabinet, radiator, extractor, smooth finish ceiling with inset downlighters.

BEDROOM FOUR

11' 5" x 8' 0" (3.48m x 2.44m) Front aspect double glazed window, built in single wardrobe, radiator, smooth finish ceiling.

SECOND FLOOR

UPPER LANDING

Doors to bathroom, bedrooms two and three, built in airing cupboard housing steel hot water tank and pressure vessel, radiator, smooth finish ceiling.

BEDROOM TWO

14' 3" x 9' 6" (4.34m x 2.90m) Rear aspect double glazed window, radiator, smooth finish ceiling, door to ensuite.

SECOND ENSUITE

Rear aspect opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, extra width shower cubicle with fitted 'Aqualisa' shower, tray and sliding glass door. Tiled splashbacks, radiator, wall mounted mirror, shaver point, extractor, smooth finish ceiling with inset downlighters.

BEDROOM THREE

12' 0" x 9' 5" (3.66m x 2.87m) excluding recess. Front aspect upvc double glazed windows, radiator, storage recess, smooth finish ceiling.

REAR GARDEN

Paved terrace leading to mainly laid to lawn garden being panel fence enclosed with pedestrian gate to rear, paved path, raised bed to one side, outside tap and light.

PARKING

Two clearly marked numbered allocated spaces to front of property.

AGENTS NOTE

We have been advised by the seller the property is subject to an annual service charge of £1,099.

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.

