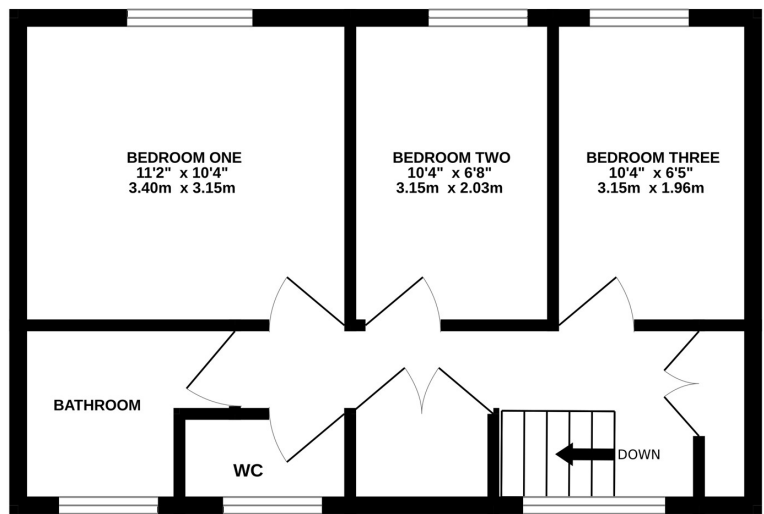


BillinghamMartin
INDEPENDENT ESTATE AGENTS
1ST FLOOR *to get you moved*
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.
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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.



38 Bracklesham Close

Farnborough, Hampshire GU14 8LR

£315,000 Freehold

A well presented three bedroom family home situated within easy reach of local schools and shops as well as Farnborough Sixth Form College and Mainline Station. Accommodation comprises entrance hall, kitchen/dining room, living room, three bedrooms, bathroom and separate wc. Features to note include replacement combination boiler, rear garden and no onward chain. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front and side aspect upvc opaque double glazed windows, side aspect multi-point locking upvc door with opaque double glazed insert, stairs to first floor landing, doors to living room and kitchen/dining room, radiator, textured ceiling with coving.

KITCHEN/DINING ROOM

16' 3" x 11' 0" (4.95m x 3.35m) max. Front aspect upvc double glazed window, rear aspect upvc double glazed sliding patio doors to garden, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Space for gas cooker below extractor hood, plumbing and space for dishwasher and washing machine, space for upright fridge/freezer, built in larder cupboard, space suitable for dining table and chairs , b-fold doors to living room, smooth finish ceiling with coving.

LIVING ROOM

13' 5" x 13' 2" (4.09m x 4.01m) Rear aspect upvc double glazed window, radiator, built in storage cupboard with shelving, telephone connection point, understairs storage cupboard, laminate flooring, textured ceiling with coving.

FIRST FLOOR

LANDING

Front aspect upvc double glazed window, built in storage cupboard with hanging rail, cupboard housing replacement combination gas boiler, doors to all three bedrooms, bathroom and separate wc, access to loft space via hatch, textured ceiling.

BEDROOM ONE

11' 2" x 10' 4" (3.40m x 3.15m) Rear aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, laminate flooring, textured ceiling with coving.

BEDROOM TWO

10' 4" x 6' 8" (3.15m x 2.03m) Rear aspect upvc double glazed window, radiator, laminate flooring, textured ceiling with coving.

BEDROOM THREE

10' 4" x 6' 5" (3.15m x 1.96m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

BATHROOM

Front aspect upvc opaque double glazed window, two piece suite comprising vanity inset wash hand basin with mixer tap and storage cupboard below, p-shaped bath with shower over. Fitted shower screen, radiator, part tiled walls, tiled flooring, textured ceiling.

SEPARATE WC

Front aspect upvc opaque double glazed window, low level wc, radiator, textured ceiling.

REAR GARDEN

Mainly laid to lawn garden with shaped flower and shrub borders, paved terrace to rear suitable for table and chairs, fully enclosed via wood fencing with pedestrian gate to rear.

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.

