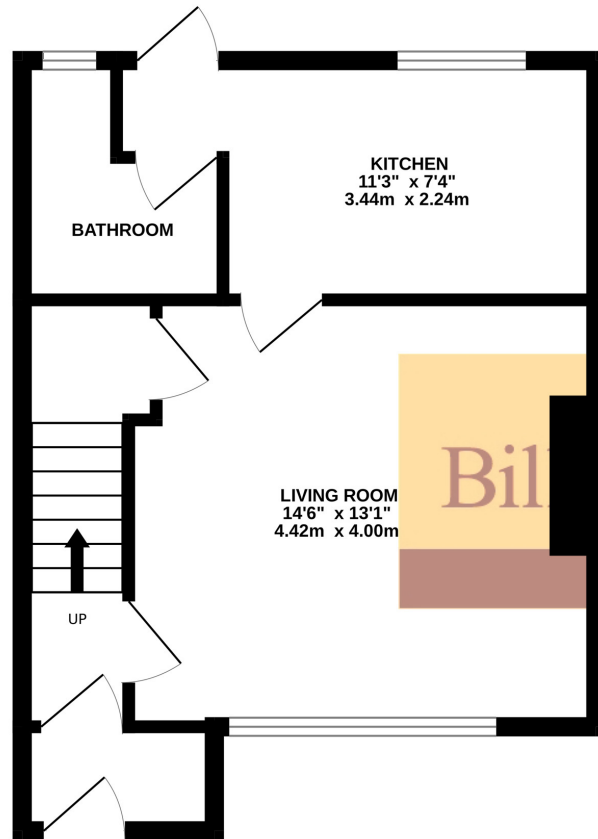
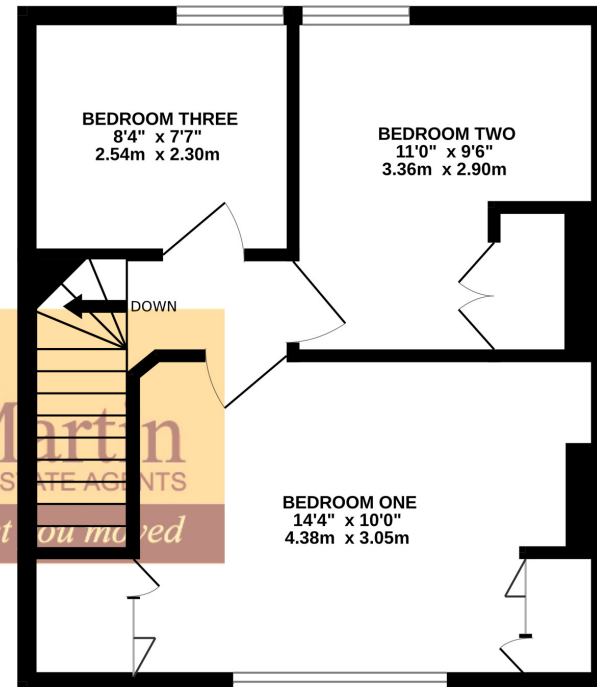


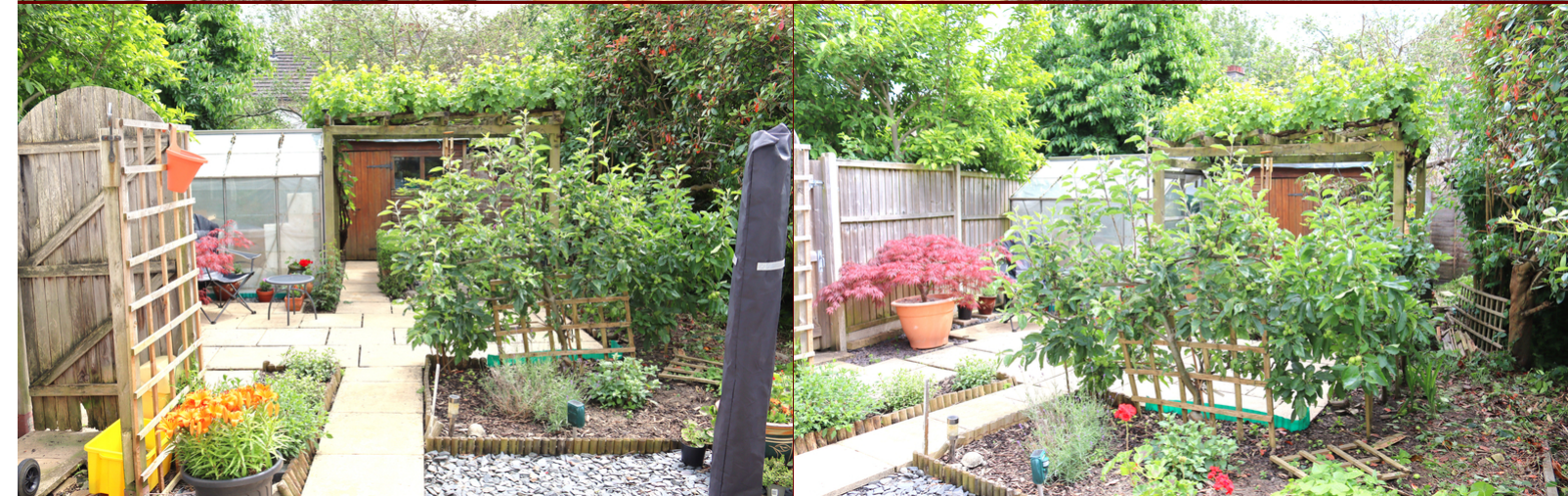
GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.
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137 Keith Lucas Road

Farnborough, Hampshire GU14 0DL

£315,000 Freehold

A three bedroom terrace home dating back to circa 1917 situated within easy reach of local schools and shops as well as Farnborough Town Centre and Mainline Station. Accommodation comprises entrance porch, lobby, living room, kitchen, bathroom and three bedrooms with the property being further enhanced by an established rear garden enjoying a southerly aspect. EER 'D'

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 PORCH

Front aspect upvc opaque double glazed multi-point locking door, space for coats and shoes, tiled floor, smooth finish ceiling with inset downlighter, upvc half opaque double glazed multi-point locking door to lobby.

LOBBY

Stairway to first floor, radiator, part opaque glazed door to living room.

LIVING ROOM

4.38m x 4m (14' 4" x 13' 1") max. Front aspect upvc double glazed window, coal effect gas fire, Cable point, two radiators, storage and display recess's, thermostat, doors to kitchen and understairs storage cupboard housing meters and replacement consumer unit.

KITCHEN

3.44m x 2.24m (11' 3" x 7' 4") Rear aspect upvc double glazed window, range of eye and base level units with butchers block effect roll edge work surfaces and stainless steel single drainer sink unit. Space for gas cooker, plumbing and space for washing machine and dishwasher, space for upright fridge/freezer and under counter fridge or freezer. Wall mounted gas central heating boiler, radiator, tiled splashback, tiled floor, doorway to rear lobby.

REAR LOBBY

Rear aspect upvc half opaque double glazed multi-point locking door, tiled floor, door to bathroom.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap incorporating shower attachment. Shower screen, mirror fronted bathroom cabinet, heated towel rail, tiled floor, tiled walls.

FIRST FLOOR

LANDING

Doors to bedrooms, wall mounted heating controls, hatch giving access to mainly boarded loft space with roof window.

BEDROOM ONE

4.38m x 3.05m (14' 4" x 10' 0") max. Front aspect upvc double glazed window, built in and fitted triple wardrobes offering storage over hanging rail and shelf, radiator.

BEDROOM TWO

3.36m x 2.90m (11' 0" x 9' 6") max. Rear aspect upvc double glazed window, airing cupboard housing cylinder tank below slatted shelving, radiator.

BEDROOM THREE

2.54m x 2.3m (8' 4" x 7' 7") Rear aspect upvc double glazed window, radiator.

REAR GARDEN

Southerly aspect garden extending approximately 45 ft with generous paved terrace interspersed with shaped beds featuring apple trees, timber pergola with two grape vines, greenhouse and two timber sheds to rear, pedestrian gate to side giving access.

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.

