



7 Ively Road

Farnborough, Hampshire GU14 0JN

£385,000 Freehold

A very well presented three bedroom family home situated at the end of a small cul-de-sac enjoying easy access to Southwood's many amenities, including Southwood Country Park, Nuffield Gym, open playing fields, a choice of restaurants/pubs and the Voyager Centre for Health. Accommodation comprises porch, hall, kitchen, living/dining room, three bedrooms, bathroom. Features include well kept front and rear gardens, timber built workshop and garage in nearby block. Energy Efficiency Rating '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**

**PORCH**

Front aspect multi-point locking composite door with opaque double glazed insert, wall mounted replacement gas central heating boiler, telephone connection point, vinyl tiled flooring, archway to hall, smooth finish ceiling with coving.

**HALL**

Doors giving access to kitchen and living/dining room, radiator, stairs to first floor landing with storage cupboard below housing electric meter, vinyl tiled flooring, wall mounted heating control, textured ceiling with coving.

**KITCHEN**

10' 0" x 9' 9" (3.05m x 2.97m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with mixer tap. Plumbing and space for washing machine and dishwasher, space for electric cooker below extractor fan, space for tumble dryer and fridge/freezer. Storage cupboard housing gas meter, part tiled walls, vinyl tiled flooring, textured ceiling with coving.

**LIVING/DINING ROOM**

17' 9" x 14' 7" (5.41m x 4.45m) max. Two rear aspect upvc double glazed sliding patio doors giving access to terrace, radiator, feature fireplace, wall light points, Sky feed, space suitable for dining table and chairs, laminate flooring, textured ceiling with coving.

**FIRST FLOOR**

**LANDING**

Doors to all three bedrooms and bathroom, built in storage cupboard with hanging rail and shelving, cupboard housing hot water cylinder with shelving above, hatch giving access to part boarded loft space with light, textured ceiling with coving.

**BEDROOM ONE**

11' 5" x 10' 5" (3.48m x 3.17m) Rear aspect upvc double glazed window, radiator, built in wardrobe with hanging rail and shelving, textured ceiling with coving.

**BEDROOM TWO**

11' 2" x 9' 9" (3.40m x 2.97m) Front aspect upvc double glazed window, radiator, built in wardrobe with hanging rail and shelving, smooth finish ceiling with coving.

**BEDROOM THREE**

8' 6" x 6' 11" (2.59m x 2.11m) Rear aspect upvc double glazed window, radiator, vinyl tiled flooring, textured ceiling with coving.

**BATHROOM**

Front aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath with shower over. Radiator, part tiled walls, textured ceiling with coving.

**REAR GARDEN**

Well kept garden featuring paved terrace offering space for outdoor dining/entertaining overlooking laid to lawn garden with well stocked flower and shrub borders. The garden features a timber workshop and is fully enclosed via wood panel fencing with pedestrian gate to rear with pathway giving access to garage in nearby block.

**GARAGE**

Located in nearby block, 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.

