



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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.



80 Reading Road

Farnborough, Hampshire GU14 6NL

£475,000 Freehold

A beautifully presented three double bedroom family home situated within walking distance of local schools, playing fields and North Camp Village shops offered for sale with no onward chain. Accommodation comprises entrance hall, family room, living room, refitted kitchen/dining room, three double bedrooms, ensuite shower, refitted four piece bathroom. Having been the subject of sympathetic modernisation the property retains many character features and benefits from a well stocked private garden with detached garage to rear. EER 'D'

GROUND FLOOR

STORM PORCH

ENTRANCE HALL

Front aspect hardwood door with decorative opaque glazed panels and transom above etched window above, coir mat, door to family room, part opaque glazed door to living room, stairs to first floor, vinyl flooring, radiator, digital thermostat, smooth finish ceiling with cornice.

FAMILY ROOM

3.55m x 3.05m (11' 8" x 10' 0") max. Front aspect upvc double glazed window, decorative fireplace surround with cast iron grate and tiled hearth, traditional column radiator, Cable point, picture rail, smooth finish ceiling with cornice.

LIVING ROOM

4.59m x 3.36m (15' 1" x 11' 0") max. Side aspect upvc opaque double glazed window, decorative fireplace surround with coal effect gas fire, tiled inserts and hearth, door to understairs cupboard housing gas and electric meters and consumer unit. Exposed floorboards, traditional column radiator, part opaque glazed door to kitchen/dining room, picture rail, smooth finish ceiling with cornice and central rose.

REFITTED KITCHEN/DINING ROOM

5.13m x 4.60m (16' 10" x 15' 1") max. Rear aspect upvc double glazed twin opening doors to terrace, comprehensive range of eye and base level units offering extensive cabinet and drawer storage finished with solid wood work tops with 'Rangemaster' ceramic sink with drainer and mixer tap. 'Rangemaster Professional' dual fuel range cooker with twin ovens, separate grill, five ring gas hob and griddle below matching extractor hood with downlighters, integrated fridge, freezer and wine cooler, under counter dishwasher. Space for table and chairs, breakfast bar, tiled splashbacks, under unit lighting, tiled floor, door to utility, traditional column radiator, smooth finish ceiling with coving and inset downlighters.

UTILITY

Plumbing and space for washing machine with shelving over, radiator, tiled floor, door to cloakroom, smooth finish ceiling with inset downlighter.

CLOAKROOM

Two piece suite comprising low level wc, pedestal mounted wash basin with mixer tap. Splashback, tiled floor, smooth finish ceiling, extractor.

FIRST FLOOR

LANDING

Side aspect upvc double glazed windows, doors to bedrooms and bathroom, traditional column radiator, twin opening doors to linen cupboard, concealed replacement 'Vaillant' gas central heating combination boiler, smooth finish ceiling with hatch giving access to boarded loft space with ladder and light.

BEDROOM ONE

3.62m x 3.37m (11' 11" x 11' 1") Velux double glazed roof window with blackout panel, open wardrobes offering extensive storage over hanging rail and drawers, door to ensuite, traditional column radiator, smooth finish ceiling with cornice.

ENSUITE

Three piece suite comprising low level wc, pedestal mounted wash basin, walk in shower with dual head shower, flush fitted controls and tray. Heated chrome towel rail, mainly tiled walls, mainly tiled floor, wall mounted bathroom cabinet, smooth finish ceiling with extractor.

BEDROOM TWO

4.43m x 3.10m (14' 6" x 10' 2") Rear aspect upvc double glazed windows, radiator, exposed floorboards, smooth finish ceiling.

BEDROOM THREE

3.78m x 3.06m (12' 5" x 10' 0") Front aspect upvc double glazed window, decorative fireplace surround with cast iron grate and tiled hearth, built in triple wardrobe with blanket storage cabinets above, radiator, smooth finish ceiling with cornice.

REFITTED BATHROOM

Four piece suite comprising high level cistern wc, wall mounted wash basin with towel rail and mixer tap, roll edged claw-foot slipper bath with mixer tap incorporating shower attachment and cradle, shower cubicle with dual head shower and tray. Heated chrome towel rail with column radiator, mainly tiled walls, vinyl tiled flooring, extractor, smooth finish ceiling with light tunnel and downlighters.

REAR GARDEN

Fossilised limestone terrace leading to well stocked garden with shaped shrub and herbaceous borders and winding brick paviour and lawn leading to rear, feature fish pond with pump, further slate terrace below timber pergola with climbing vines, clematis and rose. The garden is enclosed by a combination of brick built wall and panel fencing with pedestrian gate to side giving access, outside tap.

GARAGE

Front up and over door, power and light, eave storage with ladder, base level cabinets with work top over, side aspect windows and pedestrian door into garden.

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.

