



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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.



72 Chiltern Avenue

Farnborough, Hampshire GU14 9SG

£325,000 Freehold

A superbly presented and well maintained two bedroom bungalow situated in a cul-de-sac location within easy reach of local amenities and commuter routes. Accommodation comprises entrance porch, living/dining room, refitted kitchen, two bedrooms, refitted bathroom. Features to note include fully integrated appliances in kitchen, well kept south facing rear garden with fish pond and summer house, driveway parking and further allocated parking space. Energy Efficiency Rating

GROUND FLOOR

ENTRANCE PORCH

Front aspect multi-point locking composite door with opaque double glazed insert, side aspect upvc double glazed window, radiator, coir mat, door to living/dining room, smooth finish ceiling.

LIVING/DINING ROOM

15' 0" x 11' 8" (4.57m x 3.56m) Front aspect upvc double glazed bow window, two radiators, Cable point, thermostat heating control, space suitable for dining table and chairs, doors to refitted kitchen and inner hall, wood flooring, smooth finish ceiling with coving.

REFITTED KITCHEN

12' 11" x 7' 2" (3.94m x 2.18m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating 'Minerva' work surfaces with inset composite sink unit with mixer tap. Built in four ring gas hob and fan assisted electric oven below extractor hood, integrated washing machine, dishwasher, tumble dryer, fridge/freezer and wine cooler. Wall mounted concealed gas central heating combination boiler, radiator, part tiled walls, tiled floor, smooth finish ceiling with inset lighting and coving.

INNER HALLWAY

Rear aspect upvc half double glazed multi-point locking door, doors to both bedrooms and refitted bathroom, radiator, wood flooring, hinged hatch to mostly boarded loft space with fitted ladder, power and light, smooth finish ceiling

BEDROOM ONE

11' 7" x 8' 11" (3.53m x 2.72m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling with coving.

BEDROOM TWO

7' 3" x 7' 1" (2.21m x 2.16m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

REFITTED BATHROOM

Three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower over with fitted screen. Part tiled walls, built in storage cupboard with hanging rails and shelving, chrome heated towel rail, tiled floor, smooth finish ceiling with 'Velux' double glazed window and inset spot lighting.

REAR GARDEN

Full width paved terrace with space suitable for table and chairs leading to an area of lawn with shaped flower and shrub borders, ornamental fish pond, timber built summer house with power and light, timber built store, outside light and water tap, fully enclosed via wood panel 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. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

