



BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you moved

TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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.



10 Andrews Road

Farnborough, Hampshire GU14 9RY

£410,000 Freehold

An extended three bedroom family home offering potential for improvement situated in a pleasant non estate cul-de-sac within easy reach of local schools and shops. Accommodation comprises entrance hall, living room, dining room, family room, kitchen, cloakroom, study/bedroom four with ensuite shower, three bedrooms, bathroom. Features include west facing rear garden, off road parking and no onward chain. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect hardwood door with opaque glazed inserts, side aspect double glazed window, doors to living room and kitchen, stairs to first floor with storage cupboard below housing gas and electric meters and consumer unit. Wall mounted thermostat, telephone and broadband point, twin opening doors to cloaks cupboard, radiator, papered and coved ceiling.

LIVING ROOM

4.22m x 3.58m (13' 10" x 11' 9") max into bay. Front aspect double glazed bay window, coal effect gas fireplace fronting 'Baxi' back boiler, radiator, archway to dining room, three wall lights, papered and coved ceiling.

KITCHEN

5.96m x 2.9m (19' 7" x 9' 6") narrowing to 2.68m. Side aspect double glazed windows and hardwood door with opaque double glazed inserts, range of eye and base level units with marble effect work surfaces and inset stainless steel sink unit with mixer tap. Built in four ring ceramic hob below extractor hood, fitted fan assisted double oven with grill, integrated fridge, plumbing and space for washing machine and dishwasher. Fitted shelved larder, tiled floor, tiled splashbacks, under unit lighting, doors to inner lobby and dining room, papered and coved ceiling.

DINING ROOM

3.71m x 3.03m (12' 2" x 9' 11") Fitted storage cabinets, two wall lights, radiator, archway to family room, papered and coved ceiling.

FAMILY ROOM

6.07m x 2.97m (19' 11" x 9' 9") narrowing to 2.50m. Rear aspect double glazed sliding door to terrace, side aspect opaque double glazed window, radiator, three wall lights, door to inner lobby, papered and coved ceiling.

INNER LOBBY

Doors to kitchen, family room, cloakroom and study/bedroom four, painted ceiling.

CLOAKROOM

Side aspect opaque double glazed window, cistern enclosed wc, half height tiled walls, vinyl flooring, painted ceiling.

STUDY/BEDROOM FOUR

3.16m x 3.00m (10' 4" x 9' 10") L-shaped room measured to maximum dimensions. Rear aspect double glazed window, radiator, doorway to shower room, painted and coved ceiling.

SHOWER ROOM

Side aspect opaque double glazed window, full width walk-in shower with glass screen, thermostatic shower and tray, tiled walls, tiled floor, heated towel rail/radiator, painted ceiling.

FIRST FLOOR

LANDING

Front aspect double glazed window, doors to bedrooms and bathroom, airing cupboard housing cylinder tank, hatch giving access to loft space, three wall lights, papered and coved ceiling.

BEDROOM ONE

3.77m x 3.58m (12' 4" x 11' 9") Front aspect double glazed window, built in wardrobe with hanging rail and shelf, radiator, painted and coved ceiling.

BEDROOM TWO

3.24m x 3.00m (10' 8" x 9' 10") Rear aspect double glazed window, built in wardrobe with hanging rail and shelf, radiator, painted and coved ceiling.

BEDROOM THREE

2.9m x 2.19m (9' 6" x 7' 2") Rear aspect double glazed window, radiator, picture rail, papered and coved ceiling.

BATHROOM

Side aspect opaque double glaze window, three piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with 'Victorian' style mixer tap, shower attachment and cradle. Heated chrome towel rail, tiled walls, vinyl flooring, painted ceiling.

FRONT OF PROPERTY

Block paved driveway leading to side of property with adjacent pebbled front garden featuring shaped borders and juvenile conifers, external power point, courtesy light, outside tap to side.

GARAGE/WORKSHOP

Up and over door, power and light.

REAR GARDEN

Paved terrace with courtesy lighting offering space for outdoor dining leading onto mainly laid to lawn garden with flower and shrub borders, adjacent hardstanding with garage/workshop, timber shed and greenhouse, panel fencing to sides with gate to front and hedge to rear. The garden extends approx. 75ft and boasts a westerly aspect.

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.

