



TOTAL FLOOR AREA: 696 sq.ft. (64.6 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.



39 Birchett Road

Farnborough, Hampshire GU14 8RF

£260,000 Leasehold

A well presented two bedroom ground floor maisonette situated within easy reach of local schools, shops, G.P. Surgery, bus routes and playing fields, offered for sale with no onward chain. Accommodation comprises entrance hall, living room, kitchen, two double bedrooms, bathroom. Features include recently extended lease, replacement gas central heating boiler, front and rear gardens. Energy Efficiency Rating 'C'

GROUND FLOOR

COVERED ENTRANCE

Courtesy light.

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed inserts, front aspect upvc opaque double glazed window, doors to all rooms, built in storage cupboard housing consumer unit and gas and electric meters, second storage cupboard with hanging rail, radiator, phone point, textured ceiling with coving.

LIVING ROOM

13' 6" x 11' 10" (4.11m x 3.61m) max into bay. Front aspect upvc double glazed bay window, radiator, feature electric fire with timber surround and tiled hearth, display plinths, wall mounted heating control, textured ceiling with coving.

KITCHEN

9' 5" x 9' 5" (2.87m x 2.87m) Rear aspect upvc half double glazed door to terrace, side and rear aspect upvc double glazed windows, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Built in four ring electric hob with double oven below and extractor fan above. Integrated washing machine, dishwasher (not working), fridge and freezer, wall mounted replacement gas central heating combination boiler, part tiled walls, tiled floor, textured ceiling with coving.

BEDROOM ONE

12' 11" x 12' 3" (3.94m x 3.73m)max. Rear aspect upvc double glazed window, range of fitted wardrobes with hanging rails and shelving, built in cupboard housing radiator with shelving above, textured ceiling.

BEDROOM TWO

13' 0" x 11' 6" (3.96m x 3.51m)max. Front aspect upvc double glazed window, two radiators, textured ceiling with coving.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower attachment. Fully tiled walls, heated chrome towel rail, tiled floor, textured ceiling with coving.

OUTSIDE

FRONT GARDEN

Laid to lawn with shaped flower and shrub borders, enclosed via mature hedge with gate giving access.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs, well stocked flower and shrub shaped borders, brick built store, outside light. Power points and water tap, fully enclosed via wood panel fencing with pedestrian gate to front.

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.

We have been advised by the seller of the following lease information:

Lease: Approximately 172 Years remaining

Ground Rent: £10 p/a

Service Charge: £420 p/a

