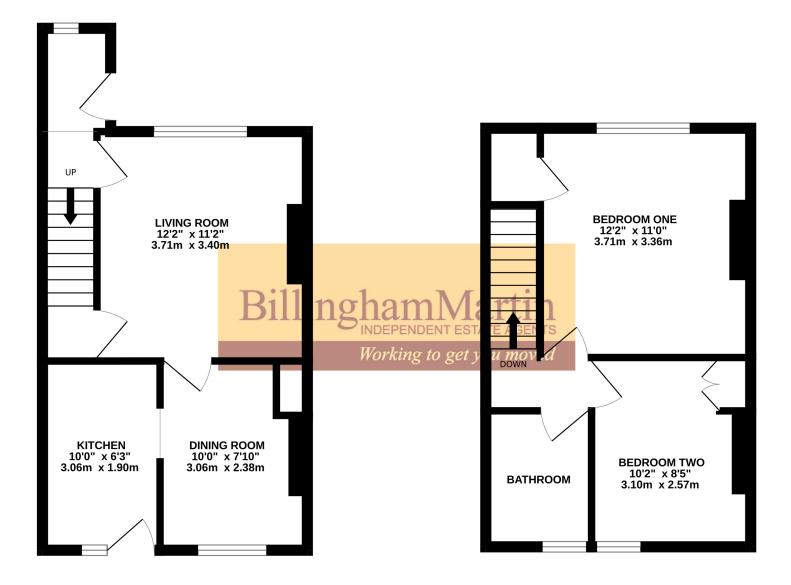
GROUND FLOOR 323 sq.ft. (30.0 sq.m.) approx. 1ST FLOOR 303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 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.

Billingham Martin



30 Tower Hill

Farnborough, Hampshire GU14 0AQ

£365,000 Freehold

A delightful character cottage situated within easy reach of local amenities, Farnborough Main Station (Waterloo 37 mins) and Town Centre. Accommodation comprises entrance porch, living room, dining room, kitchen, two bedrooms, bathroom. Features include off road parking via block paved driveway, private rear garden and no onward chain. EER 'D'

GROUND FLOOR

ENTRANCE PORCH

Side aspect multi-point locking composite door with decorative opaque double glazed insert, front aspect upvc double glazed window, wall mounted cabinet housing electric meter and consumer unit, space for coast and shoes, radiator, coir mat, doorway to inner lobby.

INNER LOBBY

Stairway to first floor, door to living room.

LIVING ROOM

3.71m x 3.40m (12' 2" x 11' 2") Front aspect upvc double glazed window, feature decorative fireplace, two radiators, two wall lights, telephone/broadband point, thermostat, door to understairs storage cupboard, glazed door to dining room..

DINING ROOM

3.06m x 2.38m (10' 0" x 7' 10") Rear aspect upvc double glazed window, radiator, fitted shelved storage cupboard housing replacement gas central heating boiler, doorway to kitchen.

KITCHEN

3.06m x 1.90m (10' 0" x 6' 3") Rear aspect upvc double glazed window and upvc half opaque double glazed door to terrace, matching range of eye and base level units with roll edge work surfaces and inset one and a third bowl stainless steel sink unit with mixer tap. Built in electric hob and fan assisted oven with grill below concealed extractor, plumbing and space for washing machine, space for fridge/freezer, tiled splashbacks, tiled floor.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom, access to loft space via hatch with fitted ladder and light.

BEDROOM ONE

3.71m x 3.36m (12' 2" x 11' 0") Front aspect upvc double glazed window, feature decorative fireplace with exposed brick arch, built in wardrobe, radiator.

BEDROOM TWO

3.1m x 2.57m (10' 2" x 8' 5") Rear aspect upvc double glazed window, built in airing cupboard housing cylinder tank below slatted shelving with further blanket storage cabinet above, radiator.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising pedestal mounted wash basin, low level wc, panel enclosed bath with mixer tap. Fitted 'Bristan' thermostatic shower over bath, shower screen, tiled splashbacks, heated towel rail, tiled floor

REAR GARDEN

Paved terrace leading to brick built outhouse with power, mainly laid to lawn garden with well stocked flower and shrub border, the whole is enclosed by a combination of fencing and brick built wall with pedestrian gate to side giving access, outside light.

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.

