



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 coat 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**

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