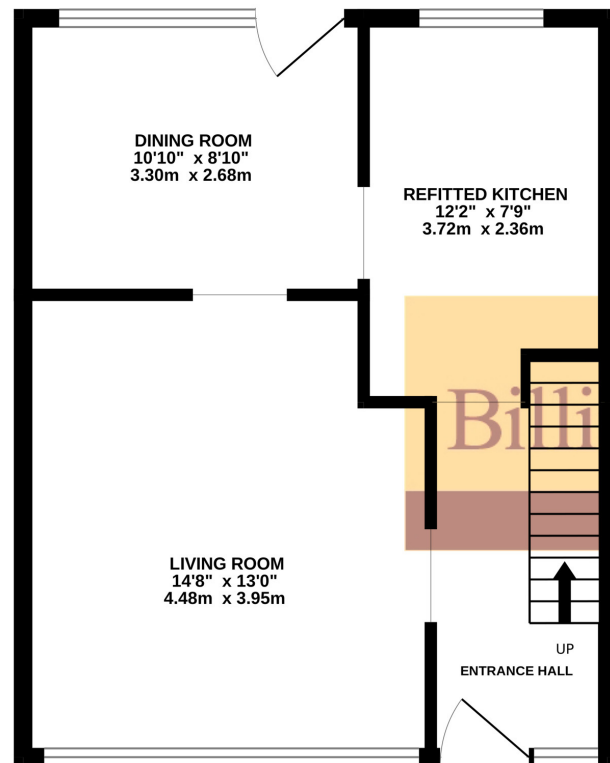
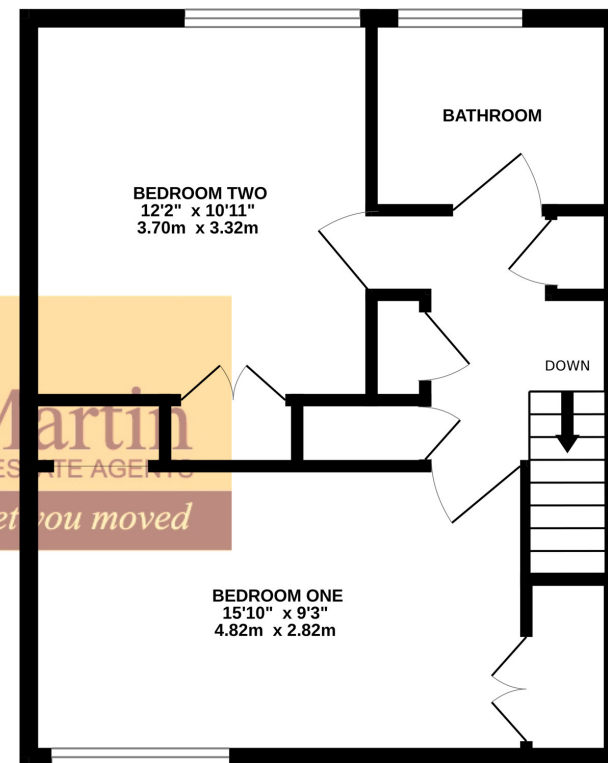


GROUND FLOOR



1ST FLOOR



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7 Caswell Close

FARNBOROUGH, Hampshire GU14 8TB

£315,000 Freehold

A superbly presented two double bedroom terrace home situated in a courtyard setting with easy access to local schools, shops, Farnborough Sixth Form College and Mainline Station (Waterloo 37 mins). Accommodation comprises entrance hall, living room, refitted kitchen, dining room, two double bedrooms with built in wardrobes, refitted bathroom. Features to note include replacement upvc double glazing, replacement combination gas boiler, landscaped rear garden with covered paved terrace with seating area and brick built store. Energy Efficiency Rating 'tbc'

GROUND FLOOR

ENTRANCE HALL

Front aspect composite multi point-locking door with opaque double glazed insert with matching side panel, stairs to first floor with storage cupboard below housing gas meter, radiator, doorways to living room and refitted kitchen, smooth finish ceiling with coving.

LIVING ROOM

14' 8" x 13' 0" (4.47m x 3.96m) Front aspect upvc double glazed window, radiator, Cable point, doorway to dining room, smooth finish ceiling with coving.

REFITTED KITCHEN

12' 2" x 7' 9" (3.71m x 2.36m) Rear aspect upvc double glazed window, 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. Plumbing and space for washing machine and dishwasher, built in four ring gas hob with extractor fan above and electric oven below, space for fridge/freezer, doorway to dining room, part tiled walls, tiled flooring, wood clad ceiling.

DINING ROOM

10' 10" x 8' 10" (3.30m x 2.69m) Rear aspect upvc double glazed window and door to terrace, radiator, space suitable for dining table and chairs, doorways to living room and refitted kitchen, laminate flooring, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Doors to both bedrooms and refitted bathroom, cupboard housing replacement combination gas boiler, two further storage cupboards with shelving, wall mounted wireless detachable heating and hot water control, laminate flooring, smooth finish ceiling with coving.

BEDROOM ONE

15' 10" x 9' 3" (4.83m x 2.82m) Front aspect upvc double glazed window, radiator, two built in double wardrobes with hanging rails and shelving, laminate flooring, smooth finish ceiling with coving.

BEDROOM TWO

12' 2" x 10' 11" (3.71m x 3.33m) Rear aspect upvc double glazed window, radiator, built in double wardrobe with hanging rails and shelving, laminate flooring, smooth finish ceiling with coving.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage below, panel enclosed bath with mixer tap and shower over, chrome heated towel rail, mirror front cabinet with lighting, mostly tiled walls, tiled flooring, smooth finish ceiling.

REAR GARDEN

Newly paved terrace with space for outdoor dining and entertaining under a gazebo with the remainder of garden being laid to lawn with a raised flower bed, brick built store, outside power points and water tap, fully enclosed via wood 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.

