



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.
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7 Holly Road
Farnborough, Hampshire GU14 0DZ

£395,000 Freehold

A charming two bedroom semi-detached character cottage situated within walking distance of a variety of local amenities and Farnborough Mainline Station. Accommodation comprises entrance porch, living room, dining room, refitted kitchen, refitted shower room, two double bedrooms, 17ft dressing room/study. Features to note include replacement upvc double glazing, established south/west facing private rear garden measuring in excess of 130ft and block paved driveway parking. Energy Efficiency Rating 'B'.

GROUND FLOOR

ENTRANCE PORCH

Front aspect hard wood door with opaque glazed inserts, part glazed door to living room, textured ceiling.

LIVING ROOM

12' 0" x 10' 0" (3.66m x 3.05m) Front aspect upvc double glazed bow window, radiator, wall light points, part glazed door to dining room, textured ceiling with coving.

DINING ROOM

12' 6" x 12' 0" (3.81m x 3.66m) Rear aspect upvc double glazed window, side aspect glazed window, two radiators, feature fire recess with tiled hearth, staircase to first floor landing, wall light point, door to refitted kitchen, textured ceiling with coving.

REFITTED KITCHEN

Side aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl composite sink unit with mixer tap. Plumbing and spaces for washing machine and dishwasher, four ring electric hob with extractor fan above and electric fan assisted oven below, space for fridge/freezer, wall mounted concealed combination boiler, part tiled walls, door to rear lobby, tiled flooring, smooth finish ceiling.

REAR LOBBY

Side aspect upvc door with opaque double glazed insert giving access to garden, door to refitted shower room, built in storage cupboard with radiator and shelving above, tiled flooring, smooth finish ceiling.

REFITTED SHOWER ROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, shower cubicle, radiator, fully tiled walls, tiled flooring, textured ceiling.

FIRST FLOOR

LANDING

Doors to both bedrooms, access to boarded loft space via hatch with fitted ladder, textured ceiling.

BEDROOM ONE

12' 0" x 10' 0" (3.66m x 3.05m) Front aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM TWO

12' 0" x 9' 10" (3.66m x 3.00m) Rear aspect upvc double glazed window, radiator, built in double wardrobe recess, door to dressing room/ study, smooth finish ceiling.

DRESSING ROOM/ STUDY

17' 4" x 7' 0" (5.28m x 2.13m) Rear and side aspect upvc double glazed windows, radiator, textured ceiling with coving.

OUTSIDE

REAR GARDEN

Extending in excess of 130ft and boasting a south/westerly aspect with space suitable for outdoor table and chairs leading onto mainly laid to lawn garden with well stocked and established shaped borders. Pathway leading through a trellised archway to a timber built shed, enclosed via wood with pedestrian gate giving access to driveway, outside tap.

AGENTS NOTE

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