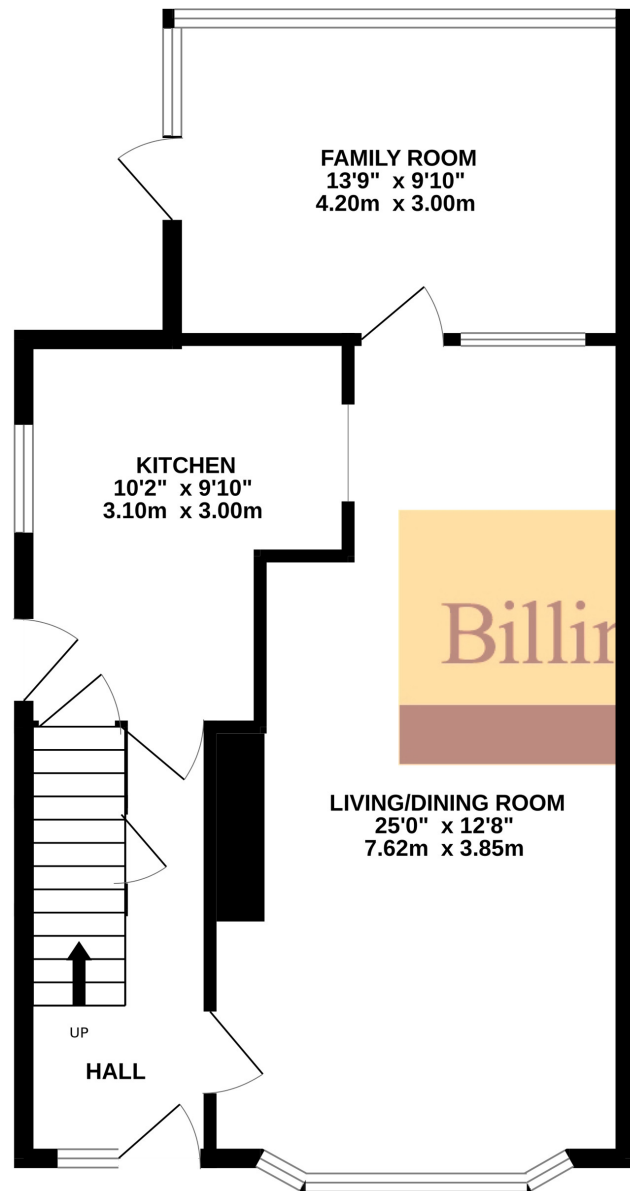
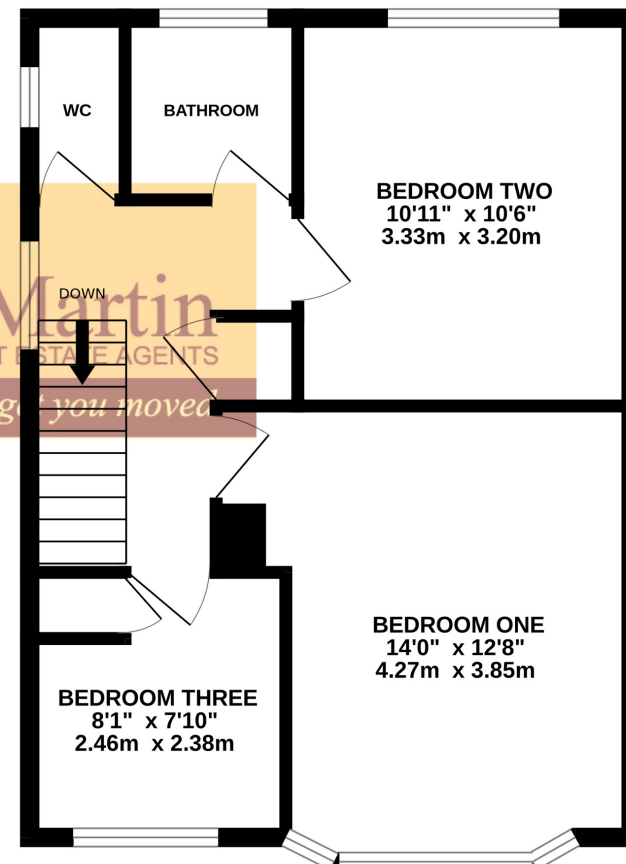


GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.
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41 Blunden Road

Farnborough, Hampshire GU14 8QL

O.I.E.O £340,000 Freehold

A three bedroom semi-detached family home offered for sale with no onward chain and in need of full modernisation situated on the sought after West Heath development boasting easy access to Farnborough Mainline Station and local amenities including shops, schools and playing fields.

Accommodation comprises entrance hall, living/dining room, family room, kitchen, three bedrooms, bathroom, separate wc. Features to note include driveway parking, 20ft detached garage, 95ft rear garden and scope for potential extension subject to planning permission being obtained. Energy Efficiency Rating 'fbc'

PROPERTY MISEDSCRIPTIONS 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.

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc door with opaque double glazed inserts and matching side panel, doors to living/dining room and kitchen. Stairway to first floor with storage cupboard below housing meters and electric fuse board, radiator.

LIVING/DINING ROOM

25' 0" x 12' 8" (7.62m x 3.86m)max into bay. Front aspect upvc double glazed bay window, fitted gas fire, radiator, doorway to kitchen, door to family room.

FAMILY ROOM

13' 10" x 9' 10" (4.22m x 3.00m) Rear and side aspect windows and side door to garden, radiator, power points.

KITCHEN

10' 2" x 9' 10" (3.10m x 3.00m)max. Side aspect double glazed window and door, range of eye and base level units, stainless steel sink unit, space for gas or electric cooker, floor mounted central heating boiler, larder cupboard.

FIRST FLOOR

LANDING

Side aspect double glazed window, doors to all three bedrooms, bathroom and separate wc, airing cupboard, access to loft space.

BEDROOM ONE

14' 0" x 10' 5" (4.27m x 3.17m)max into bay. Front aspect double glazed bay window, radiator.

BEDROOM TWO

10' 11" x 10' 6" (3.33m x 3.20m) Rear aspect double glazed window, radiator.

BEDROOM THREE

8' 1" x 7' 10" (2.46m x 2.39m) Front aspect double glazed window, fitted bulkhead storage cupboard, radiator.

BATHROOM

Rear aspect double glazed opaque window, two piece suite comprising bath and wash hand basin, part tiled walls, radiator.

SEPARATE W.C

Side aspect double glazed opaque window, low level wc, radiator.

GARAGE

20' 0" x 10' 5" (6.10m x 3.17m) Front aspect twin opening doors, power and light.

REAR GARDEN

Mature overgrown gardens extending approximately 95ft.

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.

