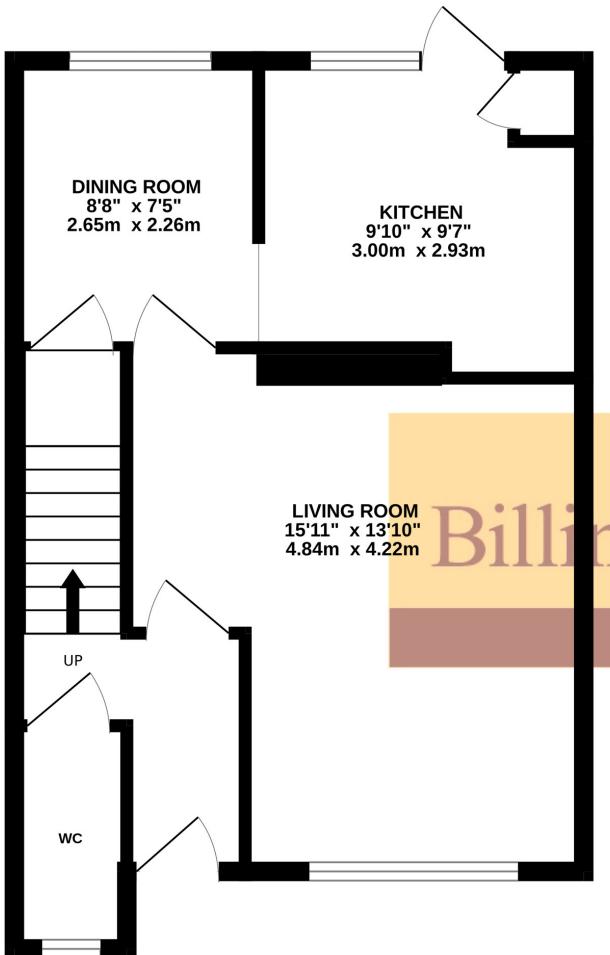
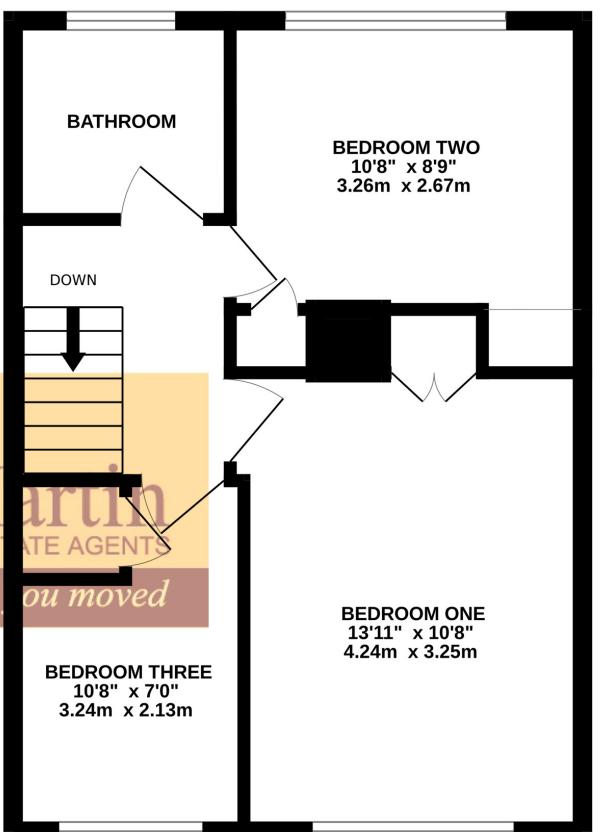


GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.7 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.



## 5 Tees Close

Farnborough, Hampshire GU14 9NA

£360,000 Freehold

A well presented and much improved three bedroom family home situated on the popular 'Manor House' development enjoying easy access to local schools and shops. Accommodation comprises entrance hall, cloakroom, living room, dining room, refitted kitchen, three bedrooms, refitted bathroom. Features include replacement combination boiler and consumer unit, rear garden and garage. Energy Efficiency Rating 'D'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect hardwood door with opaque glazed insert, stairway to first floor landing, doors leading to cloakroom and living room, telephone point, textured ceiling.

### CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin. Tiled splashback, vinyl floor, textured ceiling.

### LIVING ROOM

15' 11" x 13' 10" (4.85m x 4.22m) max. Front aspect upvc double glazed window, radiator, sky point, 'Karndean' flooring, door to dining room, smooth finish ceiling with coving.

### DINING ROOM

8' 8" x 7' 5" (2.64m x 2.26m) Rear aspect upvc double glazed window, radiator, understairs storage cupboard housing replacement consumer unit, gas and electric meters, archway to refitted kitchen, 'Karndean' flooring, smooth finish ceiling.

### REFITTED KITCHEN

9' 10" x 9' 7" (3.00m x 2.92m)max. Rear aspect upvc double glazed window and door giving access to garden, matching range of eye and base level units incorporating square edged work surfaces with inset composite sink unit with mixer tap. Built in four ring induction hob and electric fan assisted oven below extractor hood, plumbing and space for washing machine, space for upright fridge/freezer, built in larder cupboard, 'Karndean' flooring, smooth finish ceiling.

### FIRST FLOOR

#### LANDING

Doors to all three bedrooms and refitted bathroom, access to part boarded loft space via hatch, textured ceiling.

### BEDROOM ONE

14' 5" x 10' 0" (4.39m x 3.05m) Front aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, textured ceiling.

### BEDROOM TWO

10' 6" x 8' 9" (3.20m x 2.67m) Rear aspect upvc double glazed window, radiator, double wardrobe recess, cupboard housing replacement combination boiler with shelving below, textured ceiling.

### BEDROOM THREE

10' 8" x 7' 0" (3.25m x 2.13m)max. Front aspect upvc double glazed window, radiator, bulkhead storage cupboard with hanging rail and shelving, textured ceiling.

### REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin, panel enclosed bath with shower over. Fitted shower screen, chrome heated towel rail, part tiled walls, vinyl floor, smooth finish ceiling.

### REAR GARDEN

Terrace offering space for outdoor table and chairs leading to area of lawn, hardstanding base suitable for shed or summer house, door giving access to garage, outside light and tap, the whole is enclosed via wood fencing and brick walls with pedestrian gate to rear.

### GARAGE

17' 0" x 8' 9" (5.18m x 2.67m) Up and over door, door to rear garden.

### 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.

