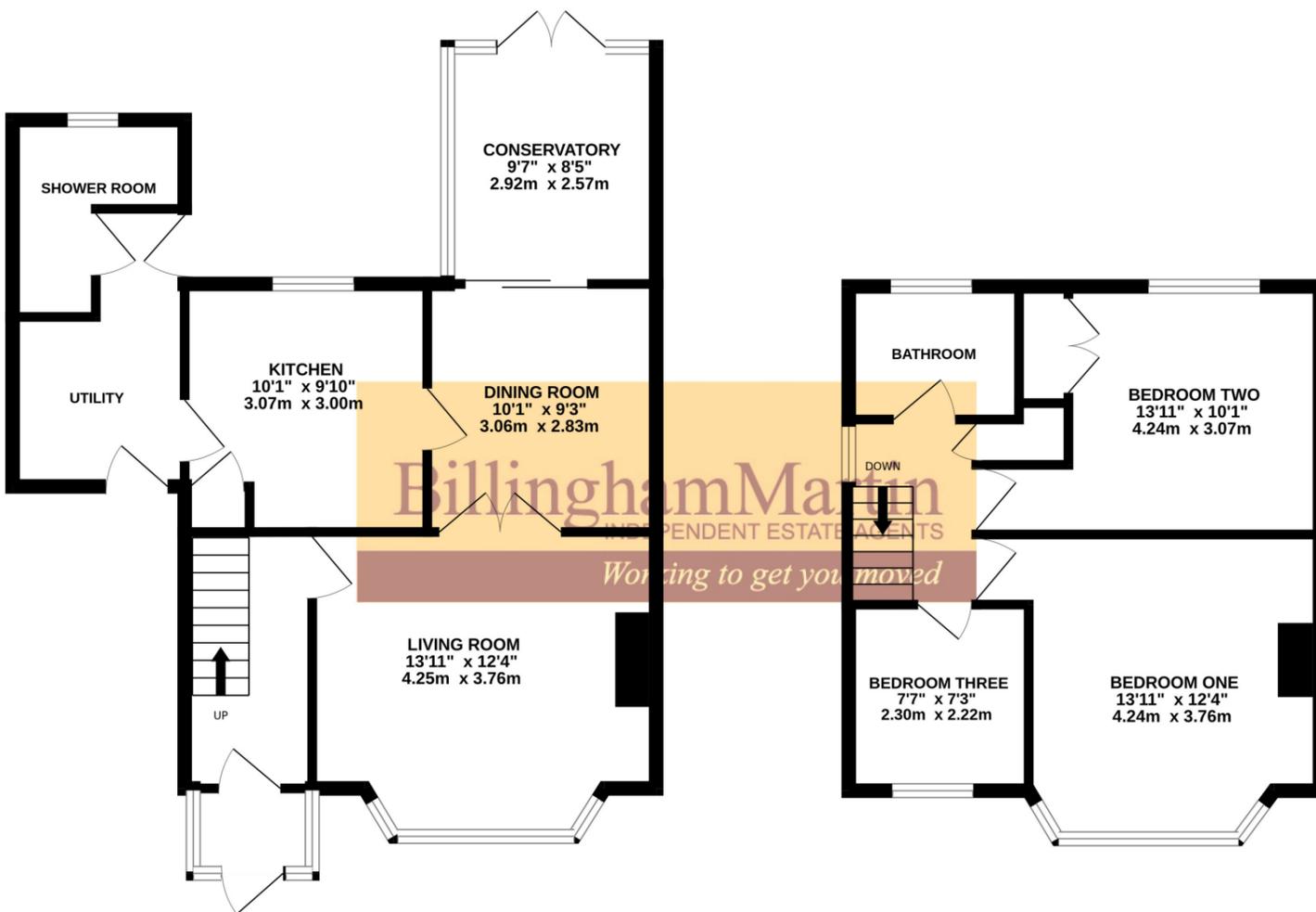


GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.
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12 Birchett Road

Farnborough, Hampshire GU14 8RF

£375,000 Freehold

A three bedroom semi detached family home situated within easy reach of local schools, shops and playing fields, offered for sale with no onward chain. Accommodation comprises entrance porch, hall, living room, dining room, conservatory, kitchen, utility, shower room, three bedrooms, refitted bathroom. Features include driveway parking for three vehicles and west facing rear garden. Energy Efficiency Rating 'tbc'

GROUND FLOOR

ENTRANCE PORCH

Front aspect composite multi-point locking door with double glazed inserts, front and side aspect upvc double glazed windows, tiled floor, textured ceiling.

HALL

Front aspect upvc multi-point locking door with opaque double glazed insert, radiator, stairs to first floor landing, door to living room, textured ceiling with coving.

LIVING ROOM

13' 11" x 12' 4" (4.24m x 3.76m) max into bay. Front aspect upvc double glazed bay window, radiator, feature brick built open fireplace, Cable point, telephone connection point, twin opening doors to dining room, textured ceiling with coving.

DINING ROOM

10' 1" x 9' 3" (3.07m x 2.82m) Rear aspect upvc double glazed sliding patio doors through to the conservatory, radiator, space for table and chairs, door to kitchen, textured ceiling, laminate flooring, textured ceiling with coving.

CONSERVATORY

9' 7" x 8' 5" (2.92m x 2.57m) Rear and side aspect upvc double glazed windows, rear aspect upvc double glazed twin opening doors to garden, wall mounted electric heater, laminate flooring.

KITCHEN

10' 1" x 9' 10" (3.07m x 3.00m) 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. Built in four ring gas hob with extractor fan above and electric fan assisted oven below, space for fridge, plumbing and space for dishwasher. Larder cupboard, wall mounted concealed gas central heating boiler, part tiled walls, door to side passage/utility, laminate flooring, textured ceiling with coving.

SIDE PASSAGE/UTILITY

Front and rear aspect upvc doors with opaque double glazed inserts giving access to driveway and rear garden. Matching range of eye and base level units incorporating roll edged work surface, plumbing and space for washing machine, space for tumble dryer, space for upright fridge/freezer, door to shower room, laminate flooring, smooth finish ceiling.

SHOWER ROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, tiled shower cubicle. Chrome heated towel rail, laminate flooring, smooth finish ceiling with inset lighting.

FIRST FLOOR

LANDING

Side aspect upvc opaque double glazed window, radiator, doors to all three bedrooms and refitted bathroom, cupboard housing hot water cylinder, access to loft space via hatch, textured ceiling with coving.

BEDROOM ONE

13' 11" x 12' 4" (4.24m x 3.76m) max into bay. Front aspect upvc double glazed bay window, radiator, textured ceiling with coving.

BEDROOM TWO

13' 11" x 10' 1" (4.24m x 3.07m) max. Rear aspect upvc double glazed window, radiator, built in wardrobe with hanging rail and shelving, textured ceiling with coving.

BEDROOM THREE

7' 7" x 7' 3" (2.31m x 2.21m) Front aspect upvc double glazed window, radiator, fitted wardrobe with hanging rail and shelving, laminate flooring, textured ceiling with coving.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap, shower and fitted screen over. Chrome heated towel rail, fully tiled walls, vinyl flooring, smooth finish ceiling with inset lighting.

REAR GARDEN

Paved terrace with space suitable for table and chairs leading to the remainder of garden which is laid with artificial grass and woodchips, space suitable for shed, outside water tap, fully enclosed via wood fencing and mature hedging.

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.

