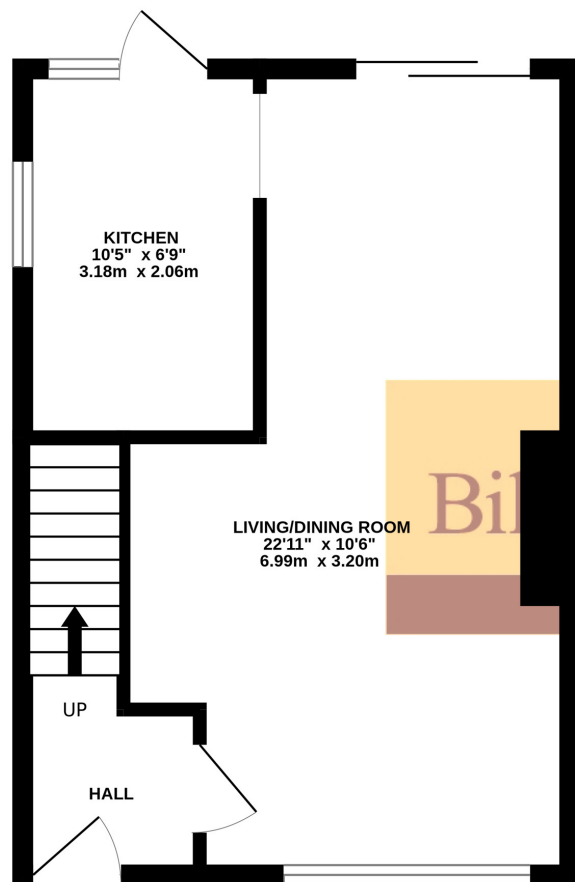
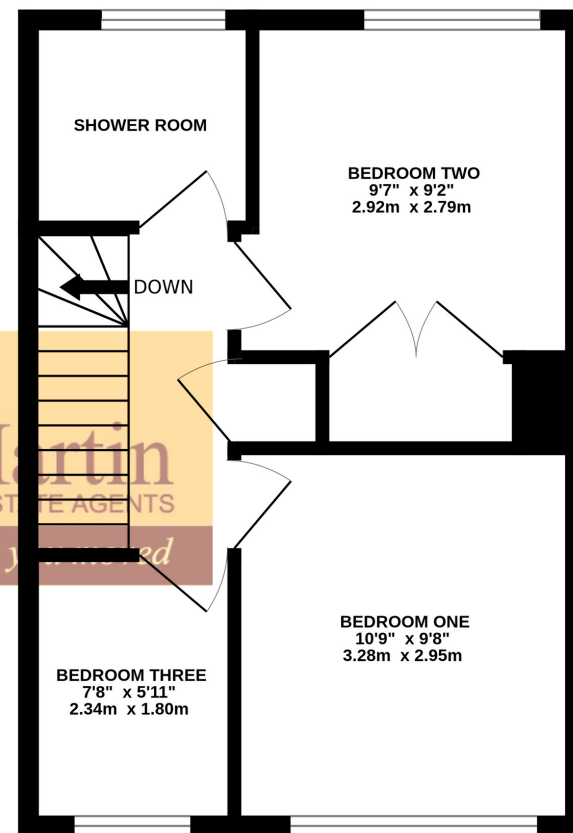


GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.  
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## 19 Barnes Close

Farnborough, Hampshire GU14 7JA

£379,950 Freehold

A three bedroom end of terrace family home situated within walking distance of both Farnborough Main (Waterloo 37 mins) and Farnborough North stations as well as enjoying easy access to local playing fields, schools and shops. Accommodation comprises entrance hall, living/dining room, kitchen, three bedrooms, shower room. Features to note include 85ft south-west facing rear garden, garage in nearby block and no onward chain. EER 'D'

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.



## GROUND FLOOR

### ENTRANCE HALL

Front aspect composite multi-point locking door with double glazed inserts, radiator, stairs to first floor, door to living/dining room, laminate flooring, smooth finish ceiling with coving.

### LIVING/DINING ROOM

22' 11" x 10' 6" (6.99m x 3.20m) narrowing to 8'9" Front aspect upvc double glazed window with fitted shutters, rear aspect double glazed patio doors with shutters, feature fireplace with log burner with marble hearth. Radiator, laminate flooring, low level door to understairs storage cupboard, space for dining table and chairs, smooth finish ceiling with coving.

### KITCHEN

10' 5" x 6' 9" (3.18m x 2.06m) Side aspect upvc double glazed window, rear aspect upvc double glazed window and door to garden, matching range of eye and base level units incorporating solid wood worksurfaces with inset butler style sink with mixer tap. Space for gas cooker and fridge/freezer, plumbing space for washing machine, wall mounted gas central combination boiler, laminate flooring, smooth finish ceiling with inset lighting and coving.

### FIRST FLOOR

#### LANDING

Doors leading to all bedrooms and shower room, built in storage cupboard with shelving, access to loft space via hatch, smooth finish ceiling with coving.

### BEDROOM ONE

10' 9" x 9' 8" (3.28m x 2.95m) Front aspect upvc double glazed window with fitted shutters, radiator, telephone point, smooth finish ceiling with coving.

### BEDROOM TWO

9' 7" x 9' 2" (2.92m x 2.79m) Rear aspect upvc double glazed window with fitted shutters, radiator, built in double wardrobe with hanging rail and shelf, textured ceiling with coving.

### BEDROOM THREE

7' 8" x 5' 11" (2.34m x 1.80m) Front aspect double glazed windows with fitted shutters, radiator, textured ceiling with coving.

### SHOWER ROOM

Rear aspect upvc opaque double glazed window, cistern enclosed wc, vanity unit inset wash basin with mixer tap and cabinet below, walk-in shower cubicle with fitted shower. Fully tiled walls, heated chrome towel rail, vinyl flooring, smooth ceiling with inset extractor fan, downlighters and coving.

## OUTSIDE

### GARDEN

Paved terrace giving space suitable for outdoor table and chairs leading to laid to lawn garden with mature trees and shrubbery, three timber built sheds and water tap. The garden extends approx. 85ft and enjoys a south-westerly aspect and is fully enclosed by wood panel fences and a brick built wall with gate giving pedestrian access to front.

### GARAGE

Situated in nearby block with up and over door.

### 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.

