



TOTAL FLOOR AREA : 321 sq.ft. (29.8 sq.m.) approx.  
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## 8 Jubilee Close

Farnborough, Hampshire GU14 9TD

£265,000 Freehold

A one bedroom bungalow offered for sale with no-onward chain following complete refurbishment including electrical re-wiring, new gas central heating system, refitted kitchen and shower room, upvc double glazing, replacement flooring and complete decoration throughout. Externally the property enjoys front and rear gardens with pedestrian access and off road parking via an additional strip of land situated between numbers 6 and 7 in the close. EER 'C'

**LIVING ROOM/KITCHEN**

5.81m x 3.98m (19' 1" x 13' 1") narrowing to 1.5m in kitchen area. Front aspect multi-point locking upvc double glazed door and upvc double glazed picture window, radiator, concealed replacement consumer unit. Matching range of eye and base level units incorporating marble effect work surfaces with inset composite sink unit with mixer tap, built in four ring ceramic hob below concealed extractor, fan assisted oven with grill and microwave oven. Plumbing and space for washing machine, under counter space for fridge, wall mounted concealed 'Worcester' replacement gas central heating combination boiler, tiled splashbacks, under unit lighting, door to bedroom, textured and coved ceiling with inset downlighters.

**BEDROOM**

3.63m x 2.39m (11' 11" x 7' 10") Rear aspect upvc double glazed door with upvc double glazed side panel, radiator, textured and coved ceiling with hatch access to loft space, door to shower room.

**SHOWER ROOM**

Rear aspect upvc opaque double glazed window, refitted suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinets below, walk-in shower with dual head thermostatic shower, fitted screen and tray. Heated chrome towel rail, mirror fronted bathroom cabinet, fully tiled walls, vinyl flooring, textured ceiling with extractor.

**REAR GARDEN**

Mainly laid to lawn garden being panel fence enclosed with pedestrian gate to rear giving access.

**FRONT GARDEN**

Mainly laid to lawn garden offering potential for off road parking (stp).

**ADDITIONAL STRIP OF LAND**

Located between numbers 6 and 7, currently laid to lawn with drop kerb giving access for off road parking.

**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.

