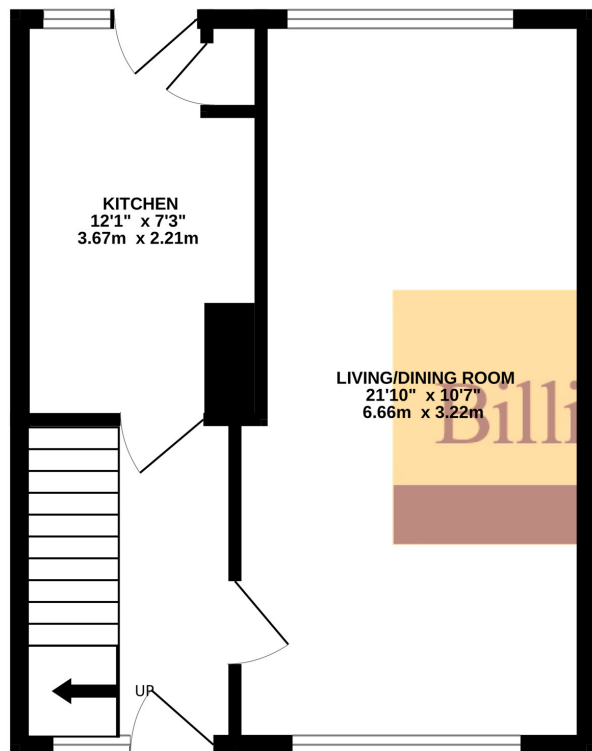
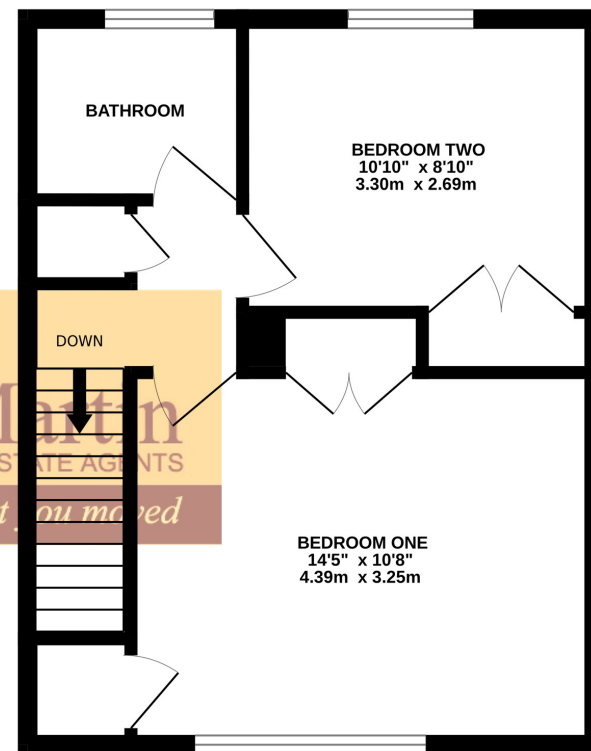


GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.
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69 Kingsley Road

Farnborough, Hampshire GU14 8SX

£275,000 Freehold

A well presented two bedroom family home offered for sale with no onward chain situated within easy access to Farnborough Sixth Form College, local schools, shops and playing fields, . Accommodation comprises entrance hall, living/dining room, refitted kitchen, two double bedrooms, refitted bathroom. Features to note include replacement combination gas central heating boiler, well kept rear garden with brick built store. Energy Efficiency Rating 'tbc'.

GROUND FLOOR

ENTRANCE HALL

Front aspect hardwood door with opaque glazed insert, front aspect upvc double glazed window, stairway to first floor landing with storage cupboards below housing meters and consumer unit. Doors to living/dining room and kitchen, radiator, wood flooring, textured ceiling with inset lighting and coving.

LIVING/DINING ROOM

21' 10" x 10' 7" (6.65m x 3.23m)max. Front and rear aspect upvc double glazed windows, two radiators, television aerial point, telephone point, space suitable for dining table and chairs, dado rail, textured ceiling with coving.

KITCHEN

12' 1" x 7' 3" (3.68m x 2.21m) Rear aspect upvc double glazed window and door giving access to garden, 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. Plumbing and space for washing machine, space for gas or electric cooker, space for upright fridge/freezer, larder cupboard with shelving, part tiled walls, wood flooring, smooth finish ceiling with inset lighting.

FIRST FLOOR

LANDING

Doors to both bedrooms and bathroom, cupboard housing replacement gas central heating combination boiler and fitted shelving, textured ceiling with coving and inset lighting.

BEDROOM ONE

14' 5" x 10' 8" (4.39m x 3.25m) Front aspect upvc double glazed window, radiator, built in double and single wardrobes with hanging rails and shelving, textured ceiling with coving.

BEDROOM TWO

10' 10" x 8' 10" (3.30m x 2.69m) Rear aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, textured ceiling with coving.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, wall mounted wash basin with mixer tap, panel enclosed bath with hot and cold water taps, shower over and fitted shower screen. Part tiled walls, chrome heated towel rail, textured ceiling with coving.

REAR GARDEN

Laid to lawn garden with shaped flower and shrub borders, pathway leading to rear with access to brick built store, outside power points, fully enclosed via wood panel fencing with pedestrian gate to rear.

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.

