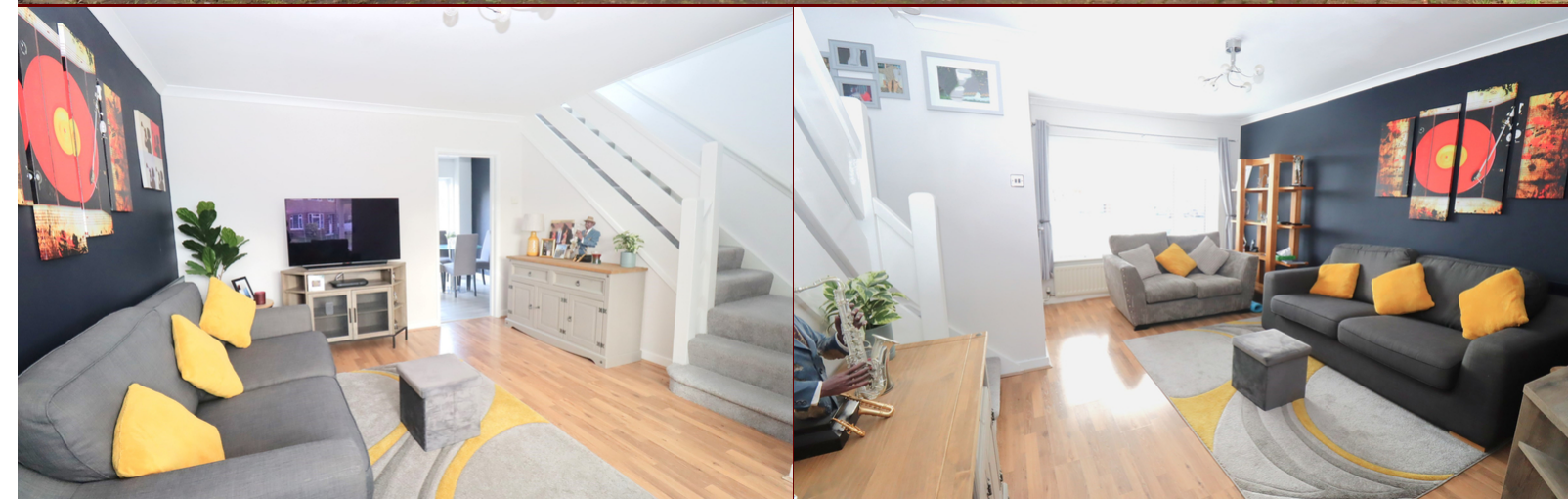
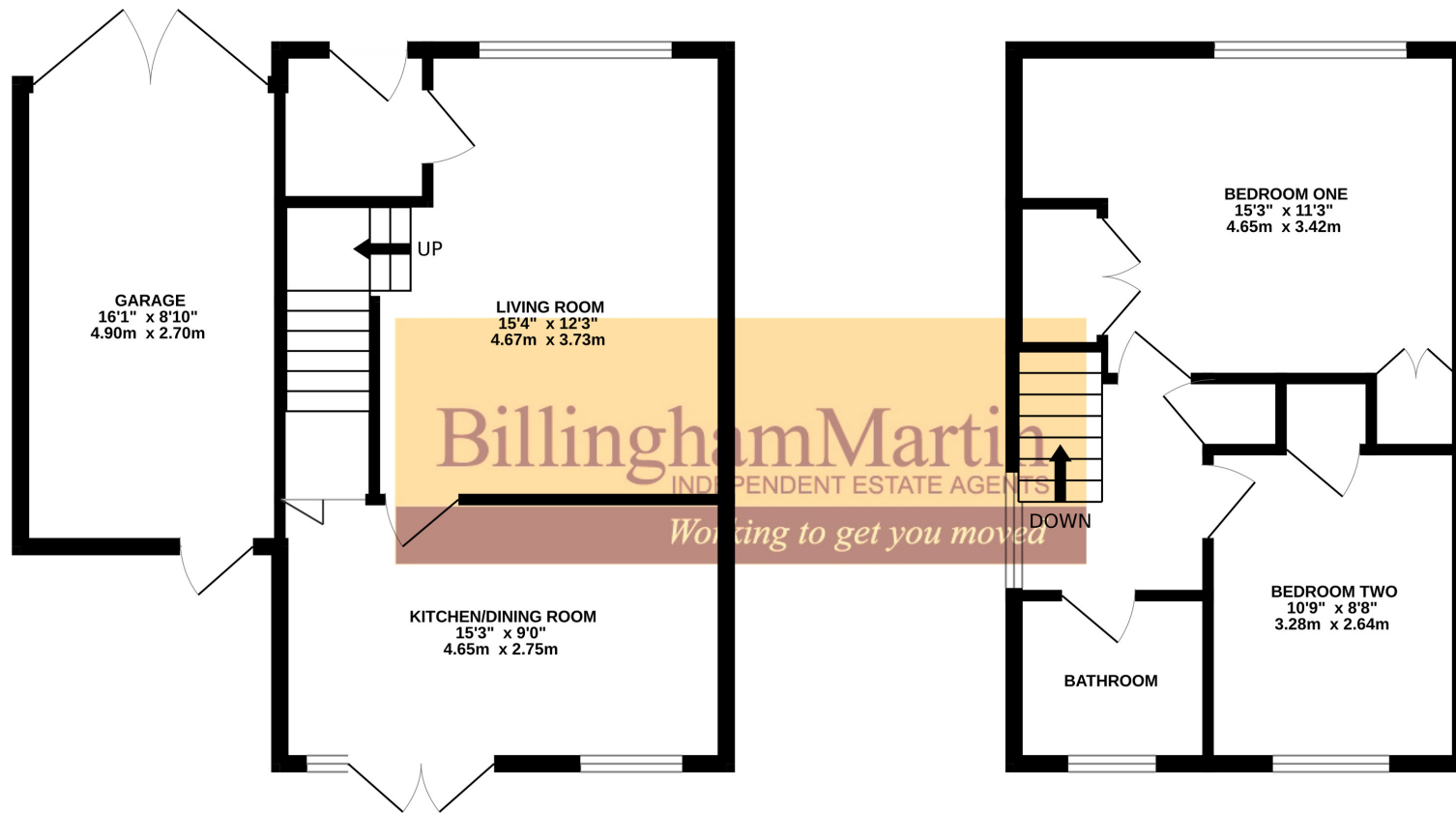


GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



## 22 Loddon Road

FARNBOROUGH, Hampshire GU14 9NT

£365,000 Freehold

A superbly presented two double bedroom end of terrace home situated on the popular Manor House development offering easy access to a range of local schools and shops, as well as the areas commuter routes. Accommodation comprises entrance lobby, living room, refitted kitchen/dining room, two double bedrooms, bathroom. Features to note include triple width block paved driveway, attached garage, replacement upvc double glazed windows and gas central heating combination boiler. EER 'D'



## GROUND FLOOR

### ENTRANCE LOBBY

Front aspect multi-point locking composite door with twin opaque double glazed inserts, laminate flooring with inset coir mat, space for coats and shoes, door to living room, textured ceiling with inset LED downlighter.

### LIVING ROOM

15' 4" x 12' 3" (4.67m x 3.73m) Front aspect upvc double glazed window, two radiators, Sky feed, stairway to first floor, wall mounted thermostat, laminate flooring, door to kitchen/dining room, smooth finish ceiling with coving.

### KITCHEN/DINING ROOM

15' 3" x 9' 0" (4.65m x 2.75m) Rear aspect upvc double glazed window and twin opening upvc double glazed doors to terrace with upvc double glazed side panel, refitted matching range of eye and base level units incorporating square edge work surfaces with inset one and a third bowl composite sink unit with mixer tap. Built in four ring gas hob below extractor hood, integrated fan assisted oven, combination microwave oven, slimline dishwasher, washing machine, fridge and freezer. Tiled splashbacks, under unit lighting, carousel corner storage unit and integrated bin store, space suitable for table and chairs, radiator, folding door to understairs storage cupboard housing meters and consumer unit, laminate flooring, smooth finish ceiling with inset LED downlighters.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, doors to bedrooms and bathroom, built in linen cupboard, textured ceiling with inset LED downlighters and hatch giving access to part boarded loft space with fitted ladder and light housing replacement gas central heating combination boiler.

### BEDROOM ONE

15' 3" x 11' 3" (4.65m x 3.42m) Front aspect upvc double glazed window, two built in double wardrobes offering extensive storage over hanging rail and shelf, further complimentary fitted dresser with base level drawer units and storage cabinets above, radiator, smooth finish ceiling with inset LED downlighters.

### BEDROOM TWO

10' 9" x 8' 8" (3.28m x 2.64m) Rear aspect upvc double glazed window, built in wardrobe with hanging rail and shelf, radiator, laminate flooring, smooth finish ceiling.

### BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite in white comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap, panel enclosed bath with mixer tap. Fitted 'Aqualisa' thermostatic shower and folding screen over bath, mainly tiled walls, heated chrome towel rail, tiled floor, smooth finish ceiling with inset extractor and LED downlighters.

### REAR GARDEN

Paved terrace with adjacent decking featuring inset LED lighting and fitted seating below pergola leading onto an area of artificial lawn with sleeper retained raised bed to one side with water feature, further decked terrace to rear with inset LED lighting and external power point. Panel fence enclosed with pedestrian gate to rear, covered storage area with outside store and part glazed door giving access to garage.

### GARAGE

Front aspect twin opening doors, power and light, door to rear giving access to 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.

