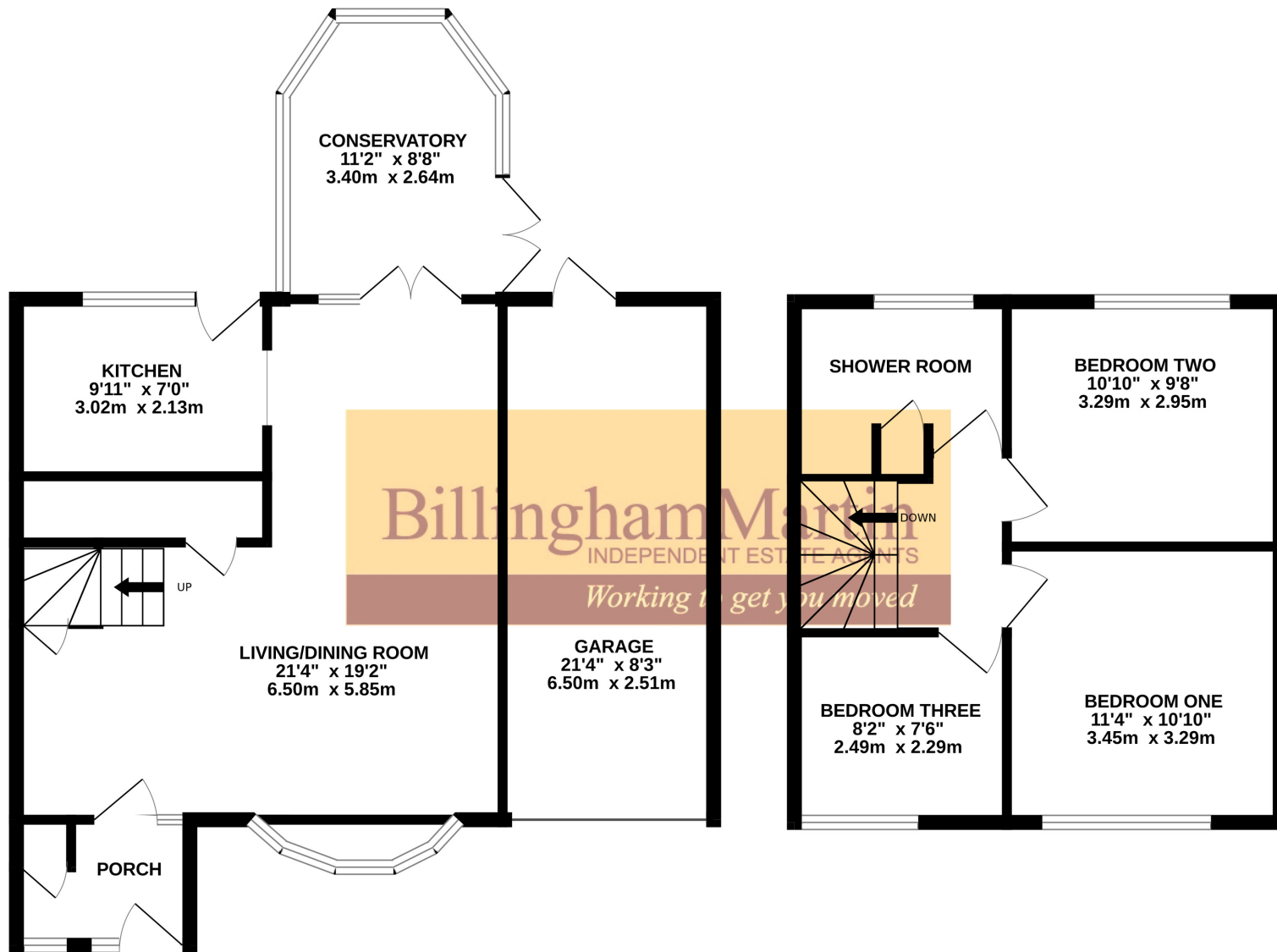


GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.
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10 Newton Road

Farnborough, Hampshire GU14 8BN

£435,000 Freehold

A well presented three bedroom semi detached family home offered for sale with no onward chain situated within walking distance of both Farnborough North and Mainline stations and the highly regarded North Farnborough Infant School. Accommodation comprises porch, living/dining room, conservatory, kitchen, three bedrooms, refitted shower room. Features to note include driveway parking, 21ft garage and south/east facing garden. Energy Efficiency Rating '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

PORCH

Front aspect composite multi-point locking door with opaque double glazed inserts and matching side panel, front aspect upvc opaque double glazed window, storage cupboard housing consumer unit, gas and electric meters, door to living /dining room, textured ceiling with coving.

LIVING /DINING ROOM

19' 2" x 21' 4" (5.84m x 6.50m)max narrowing to 8'9". Front aspect upvc double glazed bow window, two radiators, turning staircase to first floor with storage cupboard below, walk-in storage cupboard, space suitable for dining table and chairs. Doorway to kitchen, twin opening doors to conservatory, wall light points, wall mounted thermostat heating control, textured ceiling with coving.

KITCHEN

9' 11" x 7' 0" (3.02m x 2.13m) Rear aspect upvc double window and half double glazed door to terrace, 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. Space for electric cooker below extractor fan, plumbing and space for washing machine, space for fridge and freezer, wall mounted central heating boiler, part tiled walls, vinyl floor, smooth finish ceiling with inset lighting and coving.

CONSERVATORY

11' 2" x 8' 8" (3.40m x 2.64m)max. Rear and side aspect upvc double glazed windows, side aspect twin opening doors to terrace, vaulted poly-carbonate roof, radiator, fitted blinds, laminate flooring.

FIRST FLOOR

LANDING

Doors to all bedrooms and shower room, access to loft space via hatch, textured ceiling.

BEDROOM ONE

11' 4" x 10' 10" (3.45m x 3.30m) Front aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM TWO

10' 10" x 9' 8" (3.30m x 2.95m) Rear aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

8' 2" x 7' 6" (2.49m x 2.29m) Front aspect upvc double glazed window, radiator, textured ceiling.

SHOWER ROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin, double shower with sliding doors. Heated towel rail, part tiled walls, cupboard housing hot water cylinder with slatted shelving above, vinyl flooring, extractor fan, textured ceiling.

REAR GARDEN

South/East facing well kept garden with paved terrace suitable for outdoor table and chairs leading to area of lawn, well stocked flower and shrub borders, outside water tap, fully enclosed via wood panel fencing.

GARAGE

21' 4" x 8' 3" (6.50m x 2.51m) Front aspect up and over door, power and light, half glazed back door into 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.

