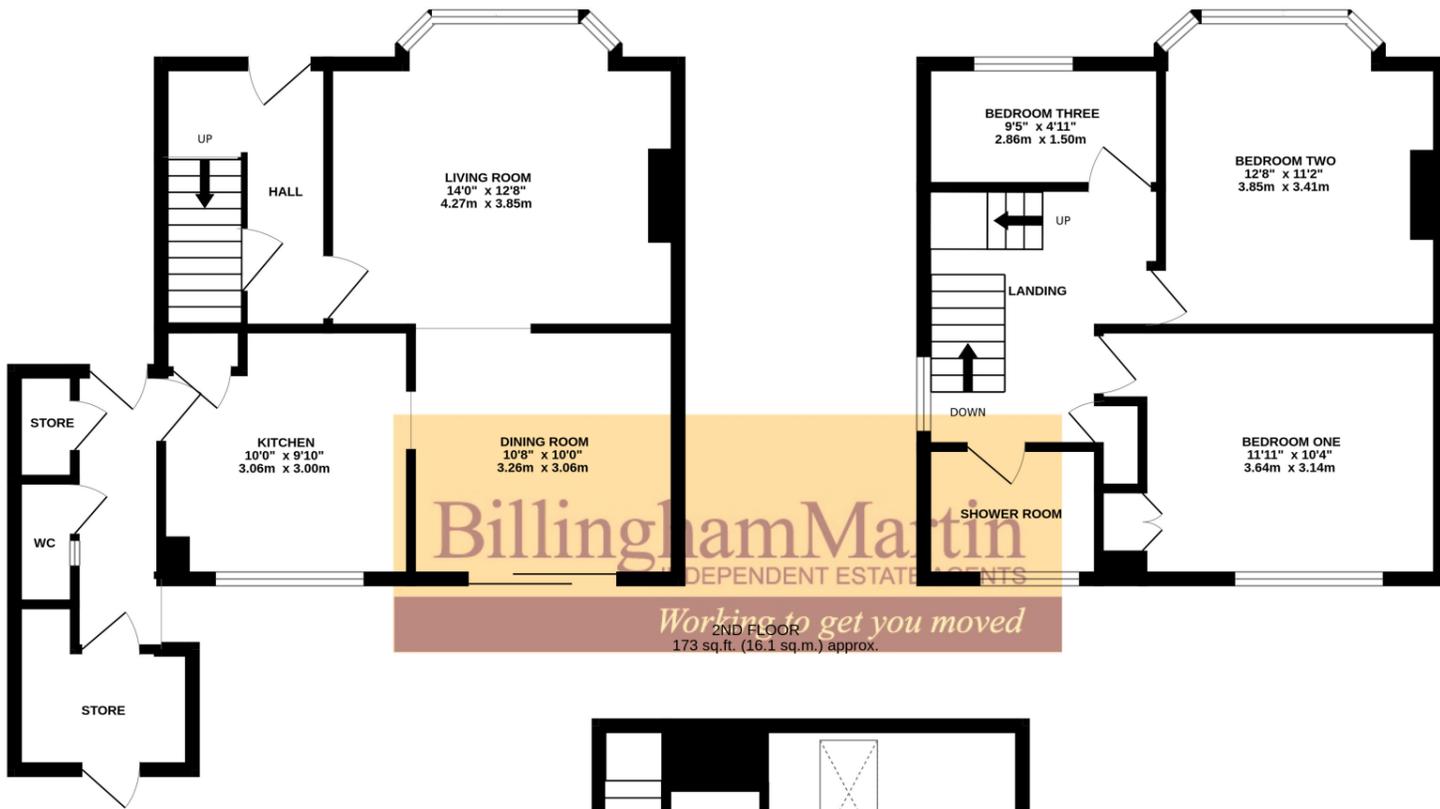




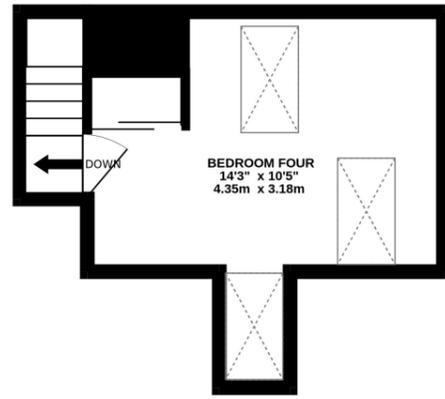
GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



BillinghamMartin  
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*Working to get you moved*

2ND FLOOR  
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

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## 14 Holt Close

Farnborough, Hampshire GU14 8DG

£425,000 Freehold

A four bedroom semi-detached family home offered for sale with no onward chain boasting a west facing 85ft rear garden and enjoying easy access to the areas commuter routes and amenities. Accommodation comprises entrance hall, living room, dining room, refitted kitchen, three bedrooms and refitted shower room to the first floor with a fourth bedroom created by a loft conversion. Features to note include replacement gas central combination boiler and electrical consumer unit, high specification kitchen with integrated appliances. EER 'bce'

## GROUND FLOOR

### COVERED ENTRANCE

#### ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed inserts, stairs to first floor with storage cupboard below housing electric meter and replacement consumer unit, radiator, door to living room, laminate flooring, smooth finish ceiling.

#### LIVING ROOM

4.27m x 3.85m (14' 0" x 12' 8") Front aspect upvc double glazed bay window, radiator, laminate flooring, double width doorway to dining room, picture rail, smooth finish ceiling.

#### DINING ROOM

3.26m x 3.06m (10' 8" x 10' 0") Rear aspect upvc double glazed sliding patio door to terrace, radiator, laminate flooring, doorway to refitted kitchen, picture rail, smooth finish ceiling.

#### REFITTED KITCHEN

3.06m x 3.00m (10' 0" x 9' 10") Rear aspect upvc double glazed window, upvc half opaque double glazed door to side passage, comprehensive range of eye and base units finished with granite work surfaces with inset stainless steel sinks with mixer tap. Built in 'Bosch' four zone induction hob with twin 'Bosch' fan assisted multi function double ovens below and concealed extractor above, integrated dishwasher, washing machine, fridge and freezer. Wall mounted concealed replacement 'Worcester' gas central heating combination boiler, glass splashbacks, built in shelved larder, laminate flooring, smooth finish ceiling with inset downlighters.

#### SIDE PASSAGE

Front aspect aluminium opaque double glazed door, doors to stores and outside wc, access to garden.

### FIRST FLOOR

#### LANDING

Side aspect upvc opaque double glazed window, doors to bedrooms and refitted shower room, built in linen cupboard with shelving, paddle stairs to second floor, laminate flooring, textured ceiling.

#### BEDROOM ONE

3.64m x 3.14m (11' 11" x 10' 4") excl. recess. Rear aspect upvc double glazed window, built in wardrobe fronted by twin opening doors with blanket storage cabinet over, radiator, smooth finish ceiling,

#### BEDROOM TWO

3.85m x 3.41m (12' 8" x 11' 2") excl. recess. Front aspect upvc double glazed bay window, fitted double wardrobe with blanket storage cabinet over, tiled fireplace with stone hearth, laminate flooring, smooth finish ceiling

#### BEDROOM THREE

2.86m x 1.5m (9' 5" x 4' 11") Front aspect upvc double glazed window, radiator, laminate flooring, smooth finish ceiling.

#### REFITTED SHOWER ROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinets and drawers below, corner shower cubicle with fitted 'Aqualisa' shower. Shower board walls, laminate flooring, extractor, heated towel rail, smooth finish ceiling.

## SECOND FLOOR

#### BEDROOM FOUR

Front and rear aspect double glazed roof windows, low level access to eaves storage, half height wardrobe.

Agents Note: This room is measured to maximum dimensions and has areas of restricted head height.

#### REAR GARDEN

Paved terrace offering space for outdoor dining/entertaining leading onto mainly laid to lawn garden with shaped borders and beds, rockery water feature with ornate fish pond, resin garden shed, outside tap. The garden boasts a westerly aspect an extends approx. 85 ft

#### 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.

