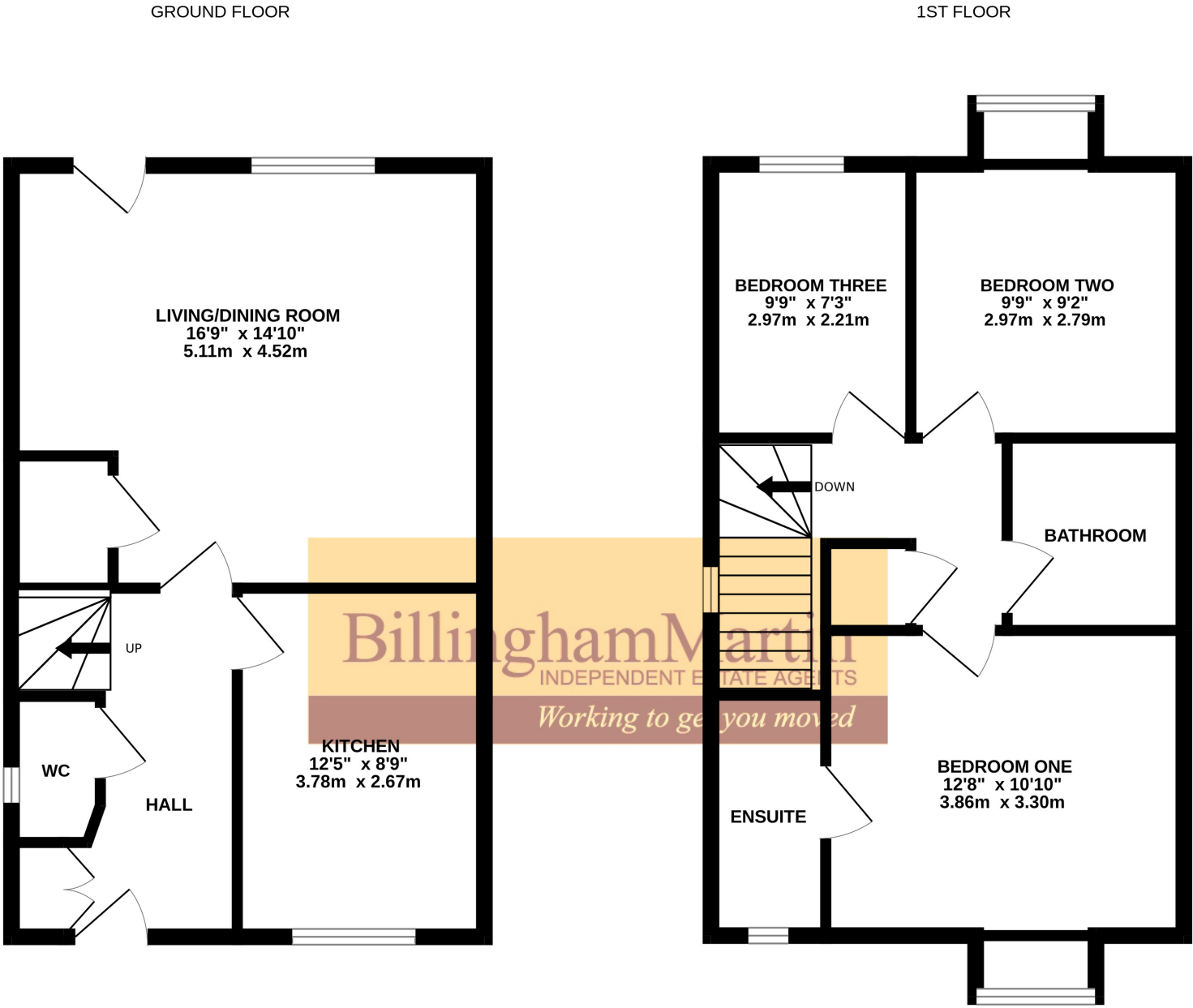




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135 Ship Lane

FARNBOROUGH, Hampshire GU14 8BH

£435,000 Freehold

A very well presented three bedroom semi-detached modern home forming part of the exclusive 'Walled Garden' development offering easy access to highly regarded local schools and colleges as well as both Farnborough North and Farnborough Main train stations. Accommodation comprises entrance hall, cloakroom, refitted kitchen, living/dining room, three bedrooms, refitted ensuite, refitted bathroom. Features to note include fitted solar panels, replacement gas central heating boiler, replacement double glazed windows and doors, private rear garden and double width parking for two cars. Energy Efficiency Rating 'C'.

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with decorative opaque double glazed insert, doors to cloakroom, living/dining room, refitted kitchen, built in cloaks cupboard offering space for coats and shoes and housing consumer unit, stairs to first floor, radiator, broadband point, laminate flooring, smooth finish ceiling with coving.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity unit inset corner wash basin with mixer tap and cabinet below. Radiator, extractor, laminate flooring, smooth finish ceiling.

REFITTED KITCHEN

12' 5" x 8' 9" (3.78m x 2.67m) Front aspect upvc double glazed window, matching range of eye and base level soft close units with granite effect work surfaces and inset one and a third bowl single drainer stainless steel sink unit with mixer tap. Dual fuel 'Leisure Cookmaster" range oven with five gas burners, two ovens and separate grill below matching extractor hood with downlighters, integrated dishwasher, plumbing and space for washing machine and 'American' style fridge/freezer. Breakfast bar, tiled splashbacks, under unit lighting, tiled floor, radiator, smooth finish ceiling.

LIVING/DINING ROOM

16' 9" x 14' 10" (5.11m x 4.52m) Rear aspect upvc double glazed window and upvc half double glazed door to terrace, built in understairs storage cupboard housing replacement gas central heating boiler, two radiators, Cable point, space suitable for dining table and chairs, laminate flooring, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, doors to bedrooms and refitted bathroom, built in airing cupboard housing cylinder tank below slatted shelving, access to loft space via hatch with ladder and light, smooth finish ceiling.

BEDROOM ONE

12' 8" x 10' 10" (3.86m x 3.30m) Front aspect upvc double glazed bow window, radiator, Cable point, door to refitted ensuite, smooth finish ceiling with coving.

REFITTED ENSUITE

Front aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinets and shelving below, full width tiled shower cubicle with dual head thermostatic shower, fitted tray and sliding door. Tiled floor, tiled splashback, heated chrome towel rail, smooth finish ceiling with inset downlighters and extractor.

BEDROOM TWO

9' 9" x 9' 2" (2.97m x 2.79m) Rear aspect upvc double glazed bow window, radiator, smooth finish ceiling.

BEDROOM THREE

9' 9" x 9' 2" (2.97m x 2.79m) Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

REFITTED BATHROOM

Three piece suite in white comprising cistern enclosed wc, floating vanity unit with inset wash basin with mixer tap, panel enclosed bath with mixer tap. Dual head thermostatic shower over bath with fitted folding screen, tiled splashbacks, heated chrome towel rail, wall mounted mirror fronted bathroom cabinet, tiled floor, smooth finish ceiling.

REAR GARDEN

Full width paved terrace offering space for outdoor dining table and chairs leading onto lawned garden with shaped flower and shrub border, panel fence enclosed with pedestrian gates to front and rear, courtesy light, outside tap and meter cabinets, shed to rear.

FRONT OF PROPERTY

Area of lawn and further garden with established holly hedge border, pathway giving access to property and leading to residents car park,

RESIDENTS CAR PARK

Double width allocated bay giving parking for two cars.

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.

