



11 Kiln Place

Farnborough, Hampshire GU14 0FD

£450,000 Freehold

A four bedroom townhouse enjoying a non estate cul-de-sac position situated within easy reach of local amenities including schools, shops, playing fields, Town Centre and Farnborough Main Station (Waterloo 37 mins). Accommodation comprises entrance hall, cloakroom, kitchen, living/dining room, four bedrooms, bathroom, ensuite. The property is completed by a private rear garden with pedestrian access and off road parking for two cars, one being a covered space via a car port. EER 'C'.

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

ENTRANCE HALL

Front aspect multi-point locking door with opaque double glazed insert, doors to cloakroom, kitchen and living/dining room, built in cloaks storage cupboard, stairs to first floor, vertical radiator with mirror, thermostat, laminate flooring, smooth finish ceiling.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage drawers below. Mirror tiled wall, vertical radiator with mirror, consumer unit, laminate flooring, smooth finish ceiling with extractor.

KITCHEN

3.49m x 2.30m (11' 5" x 7' 7") Front aspect upvc double glazed window, range of eye and base level units with roll edged work surfaces and inset one and a third bowl sink unit with mixer tap, built in four ring gas hob and electric oven with grill below extractor, plumbing and space for washing machine, space for fridge freezer. Wall mounted concealed gas central heating boiler, radiator, tiled splashbacks, under unit lighting, laminate flooring, smooth finish ceiling with extractor.

LIVING/DINING ROOM

4.97m x 4.57m (16' 4" x 15' 0") Rear aspect upvc double glazed window and upvc double glazed twin opening doors to terrace, door to understairs storage cupboard with double power socket, radiator, laminate flooring, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to bedrooms two, three and four, door to bathroom, stairs to second floor, smooth finish ceiling.

BEDROOM TWO

4.92m x 2.42m (16' 2" x 7' 11") Front aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM THREE

3.56m x 2.4m (11' 8" x 7' 10") Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM FOUR

2.64m x 2.06m (8' 8" x 6' 9") Front aspect upvc double glazed window, radiator, smooth finish ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with waterfall mixer tap and storage cabinet below, p-shape bath with waterfall mixer tap incorporating dual head shower. Curved shower screen, heated towel rail, tiled walls, tiled floor, smooth finish ceiling with extractor.

SECOND FLOOR

UPPER LANDING

Door to Bedroom, smooth finish ceiling.

BEDROOM ONE

6.75m x 4.57m (22' 2" x 15' 0") max including some areas of restricted head height. Front aspect upvc double glazed window, rear aspect double glazed 'Velux' roof window with fitted blind, built in and fitted wardrobes offering extensive storage over hanging rail and shelf. Radiator, built in airing cupboard housing cylinder tank, laminate flooring, smooth finish ceiling with hatch giving access to loft space, door to ensuite.

ENSUITE

Rear aspect double glazed 'Velux' roof window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, shower cubicle with thermostatic dual head shower. Mainly tiled walls with inset mirror, tiled floor, heated towel rail, smooth finish ceiling with extractor.

REAR GARDEN

Paved terrace extending into pathway to side leading to pedestrian gate giving rear access. Mainly laid to lawn garden with panel fences to sides, hardstanding to rear suitable for shed, outside tap and power socket.

CAR PORT AND PARKING

Car port offering covered parking space with additional space in front.

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.

We have been advised by the sellers that there is a service charge payable of £225 per annum.

