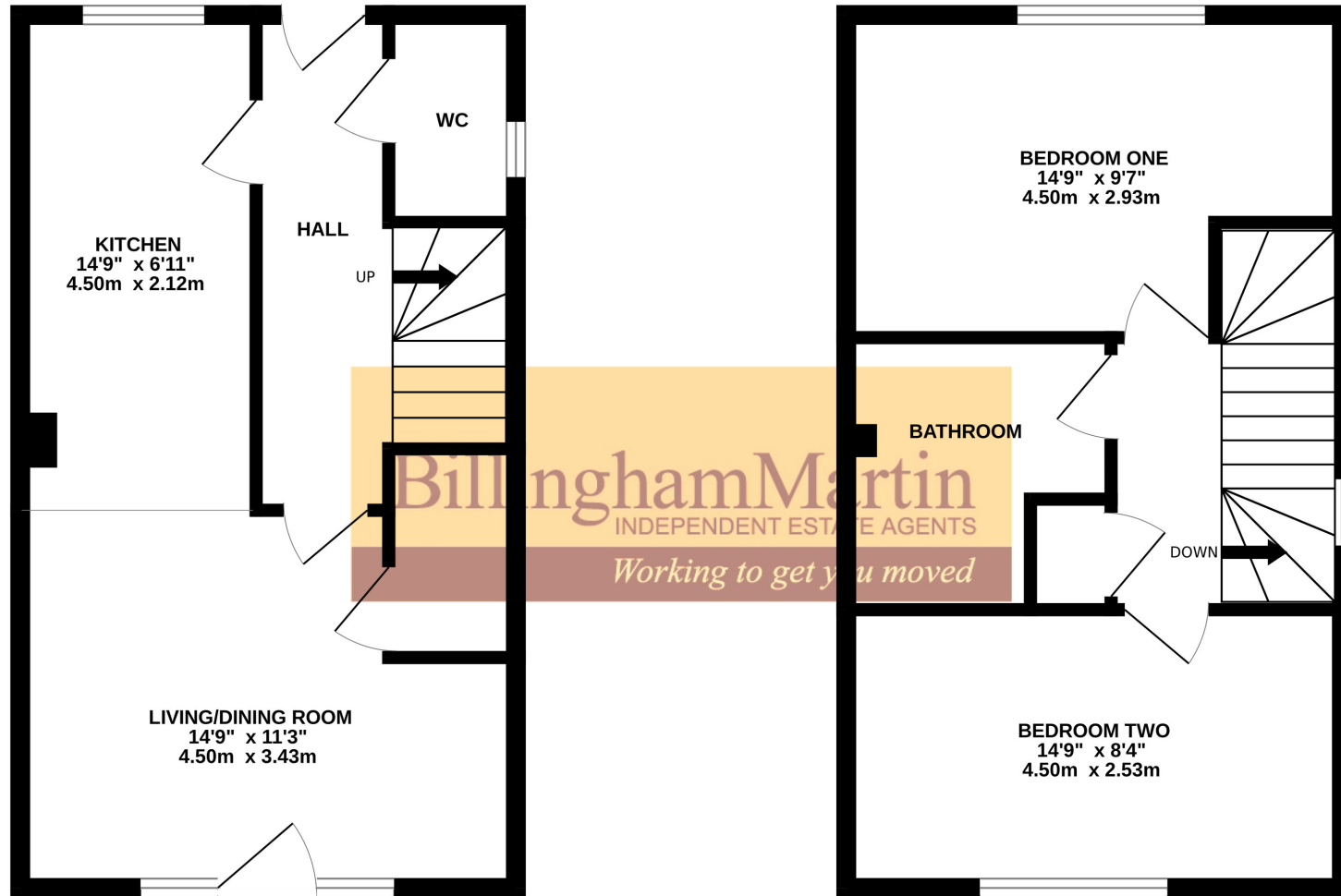


GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.
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23 Wood Lane

Farnborough, Hampshire GU14 0AJ

Offers in Excess of £350,000 Freehold

A superbly presented two double bedroom semi-detached modern home enjoying an open plan feel to the ground floor, situated within walking distance of Farnborough Main Station and Town Centre. Accommodation comprises entrance hall, cloakroom, living/dining room, kitchen, two bedrooms, bathroom. Features include two numbered allocated parking spaces and a southerly aspect rear garden. Energy Efficiency Rating 'C'.

GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with opaque double glazed inserts, stairs to first floor, doors to cloakroom, living room/dining room and kitchen, wood flooring, radiator, consumer unit, smooth finish ceiling with coving.

CLOAKROOM

Side aspect opaque double glazed window, two piece suite in white comprising low level wc, pedestal mounted wash basin with mixer tap. Tiled splashback below fitted mirror, radiator, porcelain tiled floor, smooth finish ceiling with coving.

KITCHEN

4.5m x 2.12m (14' 9" x 6' 11") Front aspect double glazed window, matching range of eye and base level units with marble effect work surfaces and inset stainless steel sink unit with swan neck mixer tap. Built in four ring gas hob and fan assisted electric oven with grill below concealed extractor, plumbing and space for washing machine and dishwasher, space for fridge freezer. Wall mounted concealed gas central heating boiler with controls below, tiled splashbacks, squared archway with inset LED downlighters to living/dining room, wood flooring, radiator, smooth finish ceiling with coving

LIVING/DINING ROOM

4.5m x 3.43m (14' 9" x 11' 3") Rear aspect half double glazed casement door to terrace with twin adjacent double glazed side panels, Cable point, wood flooring, radiator, door to generous understairs storage cupboard with light, smooth finish ceiling with coving.

FIRST FLOOR

LANDING

Side aspect double glazed window, doors to both bedrooms, bathroom and built in airing cupboard housing steel cylinder tank below slatted shelving, smooth finish ceiling with coving.

BEDROOM ONE

4.5m x 2.93m (14' 9" x 9' 7") Front aspect double glazed window, recess for wardrobes, radiator, smooth finish ceiling with coving.

BEDROOM TWO

4.5m x 2.53m (14' 9" x 8' 4") Rear aspect double glazed window, radiator, smooth finish ceiling with coving and hatch giving access to part boarded loft space with ladder and light.

BATHROOM

Three piece suite in white comprising low level wc, vanity unit inset wash basin with mixer tap, panel enclosed bath with mixer tap incorporating shower attachment. Shower screen over bath, heated chrome towel rail, tiled floor, tiled splashbacks, smooth finish ceiling with coving and inset extractor.

REAR GARDEN

Paved terrace leading to mainly laid to lawn garden enjoying a southerly aspect with further decked area to rear offering additional space for outdoor dining/entertaining, space suitable for shed, panel fence enclosed with pedestrian gate giving access to side, courtesy light, water tap.

OFF ROAD PARKING

Two numbered allocated parking spaces located on hardstanding driveway adjacent to next door.

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 seller that the property is subject to a monthly service charge of £4.53 which is for the upkeep of the parking spaces.

