



TOTAL FLOOR AREA : 623 sq.ft. (57.8 sq.m.) approx.
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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.



53 Chiltern Avenue

Farnborough, Hampshire GU14 9SG

£300,000 Freehold

A two bedroom semi-detached bungalow in need of modernising offered for sale with no onward chain, situated in a pleasant location close to the Farnborough/Fleet border within easy reach of local amenities and commuter routes. Accommodation comprises entrance hall, living/dining room, family room, kitchen, two bedrooms, bathroom. Features include driveway parking, detached garage and 70ft rear garden. EER 'tbc'.

GROUND FLOOR

ENTRANCE HALL

Side aspect door with opaque glazed insert, radiator, fitted storage cupboard, doors to living/dining room, bedrooms and bathroom, access to loft space via hatch.

LIVING/DINING ROOM

14' 2" x 13' 6" (4.32m x 4.11m)
Front aspect bay window, radiator, open fireplace with tiled surround, cupboard housing consumer unit and electric meter, doorway to kitchen.

KITCHEN

8' 0" x 7' 5" (2.44m x 2.26m) Front and side aspect windows, matching range of eye and base level units with work surfaces, stainless steel sink unit, plumbing and space for washing machine, space for electric cooker, wall mounted replacement gas central heating boiler.

FAMILY ROOM

16' 5" x 10' 5" (5.00m x 3.17m)
Rear and side aspect windows, twin opening doors to garden, radiator.

BEDROOM ONE

11' 6" x 10' 0" (3.51m x 3.05m)
Twin opening doors to family room, cupboard housing hot water cylinder with shelving above, wall light points.

BEDROOM TWO

9' 5" x 6' 11" (2.87m x 2.11m) Side aspect window, twin opening doors to family room.

BATHROOM

Side aspect opaque window, low level wc, pedestal mounted wash basin, panel enclosed bath with mixer tap, radiator, part tiled walls.

DETACHED GARAGE

Front aspect twin opening doors, power and light.

REAR GARDEN

Paved terrace leading to mainly laid to lawn garden with two timber built sheds and greenhouse. The garden extends approx. 70ft and is panel fence enclosed with twin gates giving access to driveway.

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.

