



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.  
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## 1 Rose Gardens

Farnborough, Hampshire GU14 0RW

£400,000 Freehold

Offered for sale with no onward chain is this very well presented two double bedroom semi detached home enjoying a cul-de-sac position on the sought after 'Southern Lawns' development in Southwood offering easy access to a range of amenities including local playing fields, Voyager Centre for Health, Southwood Country Park, Morrisons Supermarket and Nuffield Health Gym. Accommodation comprises entrance hall, cloakroom, refitted kitchen, living/dining room, conservatory, two double bedrooms with fitted wardrobes, refitted shower room. Features include block paved driveway parking and garage, front and rear gardens. Energy Efficiency Rating 'tbc'



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect composite multi-point locking door with opaque double glazed inserts, doors to cloakroom, refitted kitchen, living/dining room, radiator, turning staircase to first floor landing. Wall mounted consumer unit and heating control, telephone connection point, laminate flooring, textured ceiling with coving.

**CLOAKROOM**

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin, radiator, vinyl flooring, textured ceiling.

**REFITTED KITCHEN**

9' 10" x 5' 9" (3.00m x 1.75m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset composite sink unit with mixer tap. Plumbing and space for washing machine, four ring induction hob with extractor fan above and electric fan assisted oven below, space for fridge/freezer, wall mounted concealed central heating gas boiler, part tiled walls, tiled flooring, textured ceiling.

**LIVING/DINING ROOM**

15' 10" x 12' 2" (4.83m x 3.71m) Rear aspect double glazed sliding patio doors to conservatory, feature marble fire surround with fitted electric heater, radiator, under stairs storage cupboard, space suitable for dining table and chairs, textured ceiling with coving.

**CONSERVATORY**

9' 11" x 8' 0" (3.02m x 2.44m) Rear and side aspect upvc double glazed windows, rear aspect upvc double glazed door to garden, radiator, power points, fitted blinds.

**FIRST FLOOR**

**LANDING**

Doors to both bedrooms and refitted shower room, access to loft space via hatch, textured ceiling with coving.

**BEDROOM ONE**

10' 6" x 9' 10" (3.20m x 3.00m) Rear aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, textured ceiling.

**BEDROOM TWO**

10' 6" x 9' 10" (3.20m x 3.00m) Front aspect upvc double glazed window, radiator, cupboard housing hot water cylinder with slatted shelving above, range of fitted wardrobes with hanging rails and shelving, textured ceiling.

**REFITTED SHOWER ROOM**

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, shower cubicle with dual head shower, chrome heated towel rail, part tiled walls, electric shaver point, vinyl flooring, extractor fan, textured ceiling.

**REAR GARDEN**

Private well kept garden which is mainly laid to lawn with landscaped border to rear, stocked with shaped mature shrubbery, pathway leading to rear of garage, fully enclosed via wood panel fencing and brick walling.

**GARAGE**

18' 2" x 8' 3" (5.54m x 2.51m) Front aspect up and over door, power and light, storage space in eaves, part glazed door to rear garden.

**AGENTS NOTE**

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