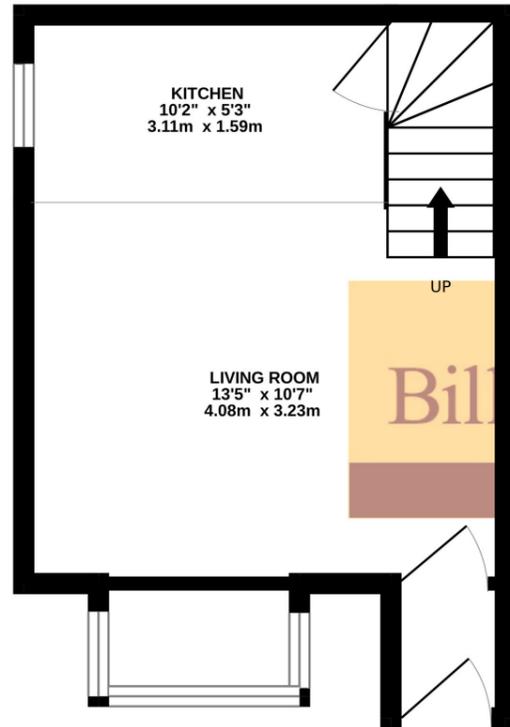
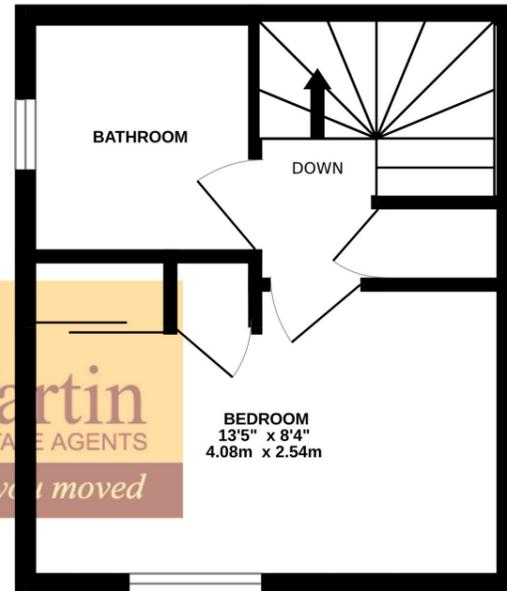


GROUND FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



BillinghamMartin  
INDEPENDENT ESTATE AGENTS  
Working to get you moved

TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.  
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11 Oak Court, South Street

Farnborough, Hampshire GU14 6LW

£245,000 Freehold

Situated within walking distance of local amenities, playing fields and North Camp Station is this delightfully presented one bedroom freehold house, the accommodation comprises entrance porch, open plan living room/kitchen, double bedroom, bathroom. Features to note include upvc double glazed windows, refitted kitchen and bathroom, allocated parking and option to rent allotment space. Energy Efficiency Rating 'D'

## GROUND FLOOR

### ENTRANCE PORCH

Front aspect hardwood door with opaque glazed insert, coir mat, door to living room, smooth finish ceiling with inset light.

### LIVING ROOM

13' 5" x 10' 7" (4.09m x 3.23m) Front aspect upvc double glazed bow window, wall mounted electric heater, stairs to first floor, open plan to kitchen, laminate flooring, smooth finish ceiling.

### REFITTED KITCHEN

10' 2" x 5' 3" (3.10m x 1.60m) Side aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset sink unit with mixer tap. Built in four ring induction hob with extractor fan above and fan assisted double oven below, integrated fridge/freezer, integrated washing machine. Breakfast bar, under stairs storage cupboard with fitted shelving and water meter, wall mounted consumer unit, laminate flooring, smooth finish ceiling.

## FIRST FLOOR

### LANDING

Doors to bedroom and refitted bathroom, built in storage cupboard with shelving, access to part boarded loft via hinged hatch with fitted ladder and light, smooth finish ceiling.

### BEDROOM

13' 5" x 8' 4" (4.09m x 2.54m) Front aspect upvc double glazed window, wall mounted electric heater, built in double wardrobe with hanging rails and shelving, airing cupboard housing hot water cylinder with slatted shelving above, Cable point, display shelving, smooth finish ceiling.

### REFITTED BATHROOM

Side aspect upvc double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage below, panel enclosed bath with mixer tap with shower over. Part tiled walls with tiled storage recess, fitted mirror fronted cabinet with lighting, chrome heated towel rail, part tiled walls, tiled flooring, smooth finish ceiling with coving.

## OUTSIDE

### ALLOTMENT OPTION

The property also offers an option to rent the allotment on a yearly basis at a current cost of £36 per year, from the local council. The allotment is south facing, laid to lawn with well stocked flower and shrub borders, timber built shed and paved terrace to rear, enclosed via hedging and wood fencing.

### PARKING

Allocated numbered space and visitor spaces available.

### GROUND RENT

The seller has advised us there is a ground rent payable of £5 per annum.

### SERVICE CHARGE

The seller has advised us that there is a service charge payable of £1,168.50 (twelve monthly payments of £97.37), this covers the maintenance for the outside of the building, carpark and looking after the grounds (not including allotment).

## 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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

