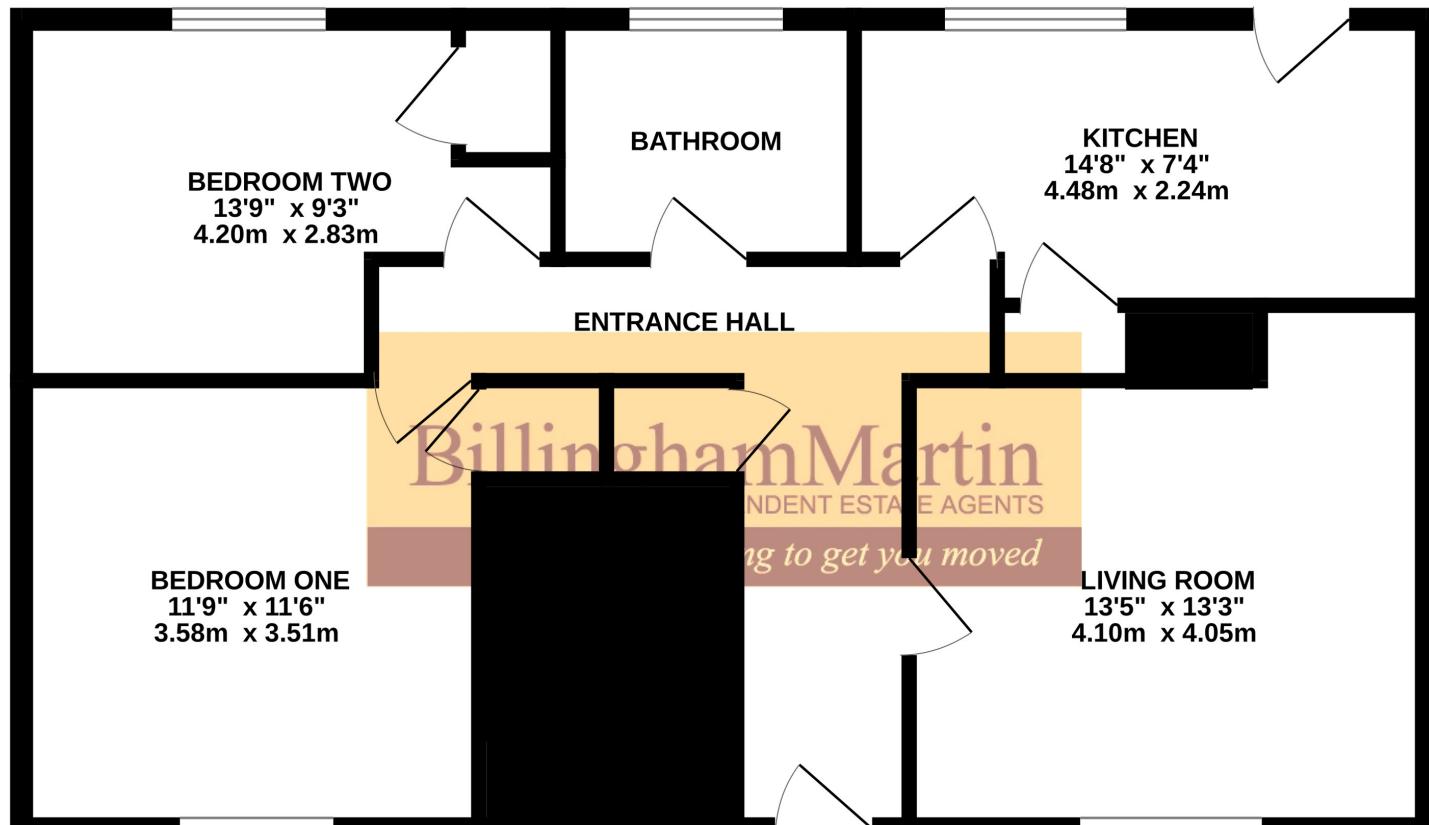


GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



60 Sand Hill

Farnborough, Hampshire GU14 8ER

£230,000 Leasehold

A very well presented two bedroom ground floor maisonette situated within easy reach of Farnborough Sixth Form College, local amenities and Farnborough mainline station (Waterloo 37 mins). Accommodation comprises entrance hall, living room, kitchen, two double bedrooms, bathroom. Features include no onward chain, upvc double glazing, gas central heating and 35ft west facing private rear garden with timber built shed and brick built store both with power and light. Energy Efficiency Rating 'tbc'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect upvc door with opaque double glazed insert, radiator, doors to all rooms, built in storage cupboard housing consumer unit, gas and electric meters, space for coats and shoes, textured ceiling with coving.

### LIVING ROOM

13' 5" x 13' 3" (4.09m x 4.04m) max. Front aspect upvc double glazed window, radiator, Cable point, stone display plinths, telephone point, textured ceiling with coving.

### KITCHEN

14' 8" x 7' 4" (4.47m x 2.24m) Rear aspect upvc double glazed window and upvc half opaque double glazed door giving access to garden, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Built in four ring gas hob and electric oven below extractor, plumbing and space for washing machine, space for fridge and freezer, radiator, part tiled walls, larder with fitted shelving, wall mounted replacement combination gas boiler, vinyl flooring, smooth finish ceiling with coving.

### BEDROOM ONE

11' 9" x 11' 6" (3.58m x 3.51m) Front aspect upvc double glazed window, radiator, built in single wardrobe with shelving, textured ceiling with coving.

### BEDROOM TWO

13' 9" x 9' 3" (4.19m x 2.82m)max. Rear aspect upvc double glazed window, radiator, built in single wardrobe with shelving, textured ceiling with coving.

### BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath with mixer tap and shower over. Fitted shower screen, radiator, extractor fan, part tiled walls, tiled floor, textured ceiling with coving.

### REAR GARDEN

Private west facing garden measuring approximately 35ft is laid to lawn with paved terrace suitable for outdoor table and chairs, large timber built shed with power and light and concrete base, outside water tap and light. Fully enclosed via wood panel fencing with gate giving access to brick built store with power and light.

### 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.

We have been advised by the seller that the remaining lease term is circa 93 years, the current ground rent is £10 a year

and the building insurance/maintenance charge is £431.88 a year

