



41 Giffard Drive

Farnborough, Hampshire GU14 8PU

Offers in Excess of £400,000 Freehold

A three bedroom semi-detached family home offered for sale with no onward chain and in need of modernisation situated on the sought after West Heath development boasting easy access to Farnborough Mainline Station and local amenities including shops, schools and playing fields. Accommodation comprises entrance hall, living room, dining room, kitchen, sun room, three bedrooms, shower room, separate wc. Features to note include driveway parking, detached garage and private west facing rear garden. Energy Efficiency Rating 'D'

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.

GROUND FLOOR

ENTRANCE HALL

Front aspect door with opaque double glazed inserts with matching side panel, doors to living room and kitchen, electric heater, stairs to first floor with recess below, telephone connection point, textured ceiling.

LIVING ROOM

13' 6" x 11' 3" (4.11m x 3.43m) Front aspect double glazed window, electric heater, square archway to dining room, textured ceiling.

DINING ROOM

10' 1" x 9' 11" (3.07m x 3.02m) Rear aspect twin opening doors to sun room, sliding door to kitchen, electric heater, textured ceiling.

KITCHEN

11' 5" x 9' 9" (3.48m x 2.97m) Side aspect double glazed window, rear aspect double glazed door to garden, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with mixer tap. Plumbing and space for washing machine, space for electric cooker, larder cupboard, part tiled walls, textured ceiling.

SUN ROOM

14' 3" x 8' 0" (4.34m x 2.44m) Rear aspect twin opening doors to garden with adjacent windows, side aspect window and door, power and light.

FIRST FLOOR

LANDING

Side aspect double glazed window, doors to all three bedrooms, shower room and separate wc, cupboard housing hot water cylinder, access to loft space via hatch, textured ceiling.

BEDROOM ONE

13' 8" x 12' 8" (4.17m x 3.86m) Front aspect double glazed window, fitted wardrobes with hanging rails and shelving, textured ceiling.

BEDROOM TWO

11' 2" x 9' 11" (3.40m x 3.02m) Rear aspect double glazed window, textured ceiling.

BEDROOM THREE

8' 8" x 8' 1" (2.64m x 2.46m) Front aspect double glazed window, bulkhead plinth, textured ceiling.

SHOWER ROOM

Rear aspect opaque double glazed window, two piece suite comprising shower cubicle, pedestal mounted wash hand basin with mixer tap, chrome heated towel rail, wall mounted electric heater, part tiled walls, textured ceiling.

SEPARATE WC

Rear aspect opaque double glazed window, comprising low level wc, textured ceiling.

FRONT GARDEN

Laid to lawn with well stocked flower and shrub borders, driveway parking for a number of vehicles.

REAR GARDEN

Private west facing mature garden with a paved terrace suitable for outdoor table and chairs, well stocked shaped flower and shrub borders, magnolia tree, vegetable patch, enclosed via wood panel fencing and mature hedging, access to detached garage and driveway.

DETACHED GARAGE

Front aspect up and over door, side aspect windows and door to garden.

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.

