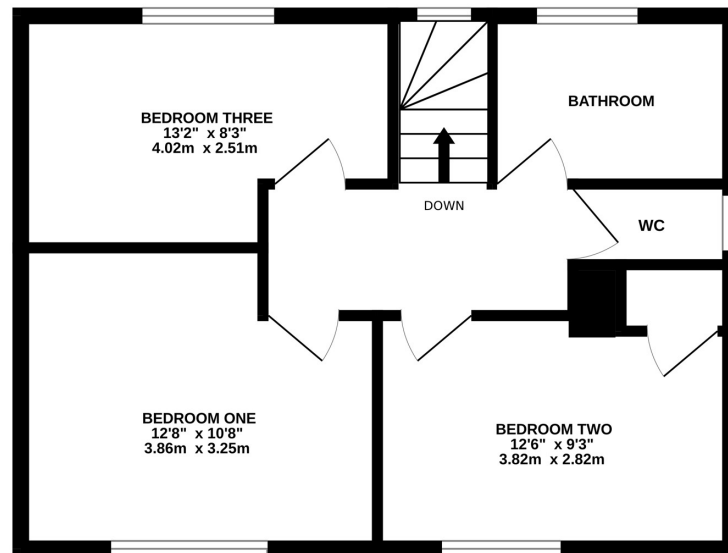


BillinghamMartin
1ST FLOOR INDEPENDENT ESTATE AGENTS
471 sq.ft. (43.8 sq.m.) approx. *MOVED*



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.
Made with Metropix ©2025

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.



110 Cheyne Way

Farnborough, Hampshire GU14 8SD

£400,000 Freehold

A three bedroom semi detached family home offered for sale with no onward chain is situated within easy reach of local schools, shops and playing fields. Accommodation comprises hall, living/dining room, kitchen, three bedrooms, bathroom, separate wc. Features to note include gas central heating, upvc double glazing, mature rear garden measuring approximately 100ft, driveway parking and integral garage. Energy Efficiency Rating 'tbc'.

GROUND FLOOR

COVERED ENTRANCE

Courtesy light.

HALL

Side aspect hardwood door with opaque glazed insert and side panel, front aspect upvc opaque double glazed window, radiator, door to living/dining room, archway to kitchen. Stairway to first floor landing with storage cupboard below housing consumer unit and meters, laminate floor, textured ceiling.

LIVING/DINING ROOM

16' 10" x 12' 1" (5.13m x 3.68m)max. Rear aspect upvc double glazed window and door to terrace, two radiators, feature electric fireplace with stone surround and wooden mantle, Sky feed, wall light points, textured ceiling with coving.

KITCHEN

10' 7" x 8' 6" (3.23m x 2.59m) Front aspect upvc double glazed window, side aspect upvc door with half opaque double glazed insert. Matching range eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl stainless steel sink unit with mixer tap. Plumbing and space for washing machine, integrated dishwasher, built in four ring gas hob with electric double oven below and extractor hood above, integrated microwave. Wall mounted concealed replacement central heating boiler, recess for upright fridge/freezer, part tiled walls, radiator, tiled floor, smooth finish ceiling with inset lighting.

FIRST FLOOR

LANDING

Front aspect upvc opaque double glazed window, doors to all three bedrooms, bathroom and separate wc, hatch giving access to loft space, textured ceiling.

BEDROOM ONE

12' 8" x 10' 8" (3.86m x 3.25m) Rear aspect upvc double glazed window, radiator, fitted wardrobes with hanging rails and shelving, textured ceiling with coving.

BEDROOM TWO

12' 6" x 9' 3" (3.81m x 2.82m) Rear aspect upvc double glazed window, radiator, cupboard housing hot water cylinder with slatted shelving above, textured ceiling with coving.

BEDROOM THREE

13' 2" x 8' 3" (4.01m x 2.51m) Front aspect upvc double glazed window, radiator, fitted wardrobes with hanging rails and shelving, textured ceiling with coving.

BATHROOM

Front aspect upvc opaque double glazed window, two piece suite comprising pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower over. Fitted shower screen, heated towel rail, fully tiled walls, tiled floor, extractor fan, smooth finish ceiling with inset lighting.

SEPARATE WC

Side aspect upvc opaque double glazed window, low level wc, fully tiled walls, tiled floor, smooth finish ceiling with inset lighting.

INTEGRAL GARAGE

Front aspect up and over door, rear aspect upvc double glazed window and door to garden, power and light.

REAR GARDEN

Measuring approximately 100ft with block paved terrace suitable for outdoor table and chairs leading to mainly laid to lawn garden with shaped flower and shrub borders, timber built shed, green house, enclosed via wood and wire fencing with pedestrian gate to front.

FRONT OF PROPERTY

Block paved driveway giving off road parking and access to garage and covered entrance, mainly laid to lawn garden with shaped flower and shrub borders.

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.

