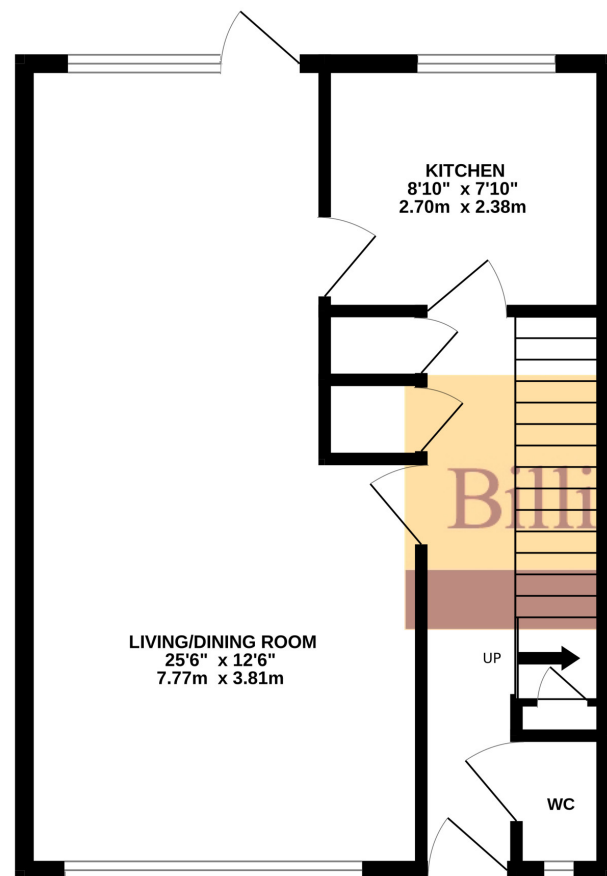
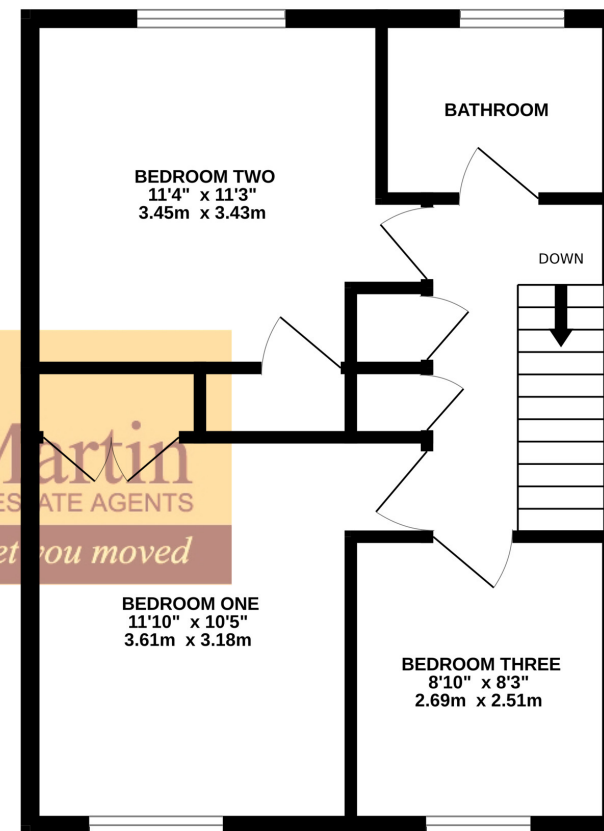


GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.
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91 Holywell Close

Farnborough, Hampshire GU14 8TT

O.I.E.O £240,000 Freehold

A three bedroom terraced home offered for sale with no onward chain and in need of complete refurbishment/modernisation situated within easy reach of local schools and shops as well as Farnborough Sixth Form College and Mainline Station. Accommodation comprises entrance hall, cloakroom, 25ft living/dining room, kitchen, three bedrooms, bathroom. Viewings are restricted to buyers in a proceedable position. Energy Efficiency Rating 'E'.

GROUND FLOOR

ENTRANCE HALL

Front aspect door with glazed insert, radiator, cupboard housing fuse board and electric meter, two storage cupboards, stairs to first floor. Doors to cloakroom, living/dining room and kitchen, textured ceiling.

CLOAKROOM

Front aspect window, two piece suite comprising low level wc, wall mounted wash hand basin, textured ceiling.

LIVING/DINING ROOM

25' 6" x 12' 6" (7.77m x 3.81m)max. Front aspect window, rear aspect window and door to garden, two radiators, door to kitchen, textured ceiling.

KITCHEN

8' 10" x 7' 10" (2.69m x 2.39m)
Rear aspect window, range of eye and base level units, worktops with sink unit, space for gas or electric cooker, space s for appliances, wall mounted central heating boiler, textured ceiling.

FIRST FLOOR

LANDING

Doors to all three bedrooms and bathroom, storage cupboard, cupboard housing hot water cylinder, textured ceiling.

BEDROOM ONE

11' 10" x 10' 5" (3.61m x 3.17m)
Front aspect window, radiator, built in double wardrobe, textured ceiling.

BEDROOM TWO

11' 4" x 11' 3" (3.45m x 3.43m)
Rear aspect window, radiator, built in double wardrobe, textured ceiling.

BEDROOM THREE

8' 10" x 8' 3" (2.69m x 2.51m)
Front aspect window, radiator, textured ceiling.

BATHROOM

Rear aspect opaque window, three piece suite comprising low level wc, wash hand basin, bath, radiator, textured ceiling.

REAR GARDEN

Laid to lawn, brick built shed/store, gate giving access.

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.

