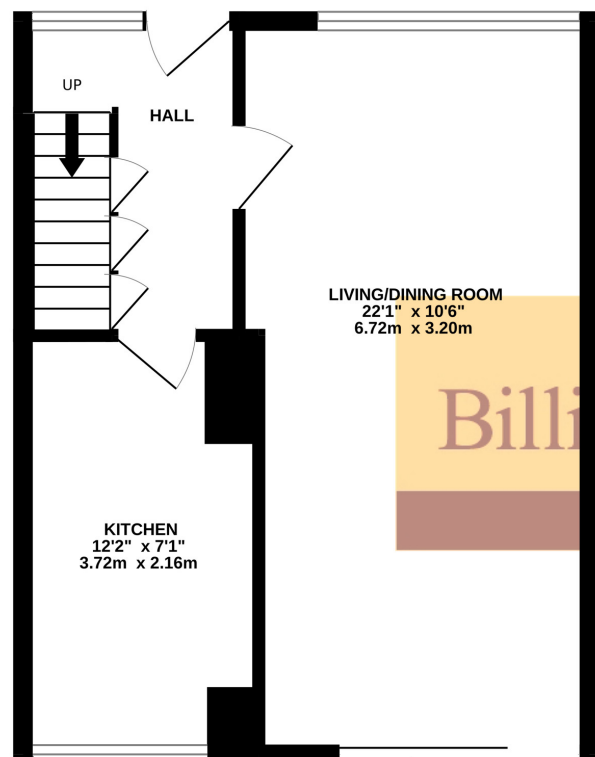
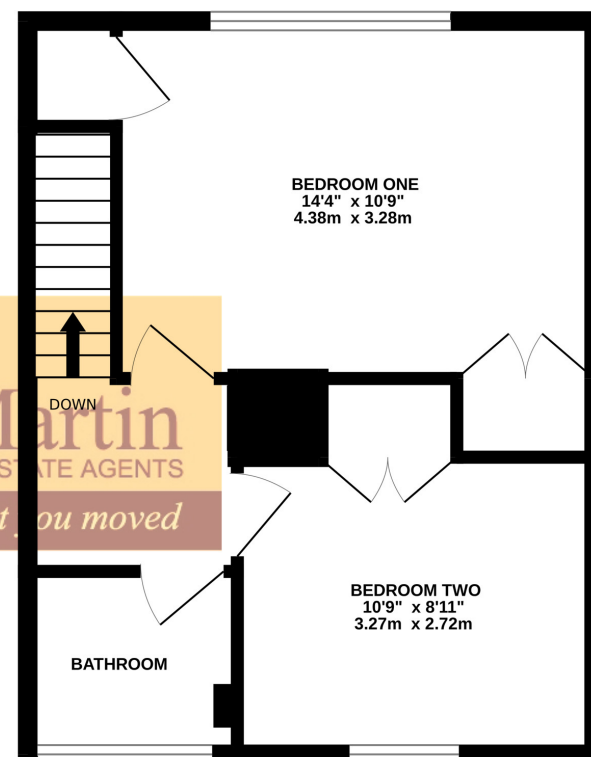


GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.  
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107 Austen Road

Farnborough, Hampshire GU14 8LQ

£269,950 Freehold

A two bedroom terrace home offered for sale with no onward chain conveniently situated for bus and commuter routes as well as enjoying easy access to local schools, shops, Farnborough sixth From College and Mainline Station (Waterloo 37 mins). Accommodation comprises hall, living/dining room, kitchen, two double bedrooms with built in wardrobes, bathroom. The property also benefits from off road parking via gated rear access. EER 'E'



## GROUND FLOOR

### HALL

Front aspect opaque double glazed window and hardwood door with opaque glazed inserts, stairway to first floor with storage cabinets below, doors with opaque glazed inserts to living/dining room and kitchen, laminate flooring, textured and coved ceiling.

### LIVING/DINING ROOM

6.72m x 3.20m (22' 1" x 10' 6") narrowing to 3.02m. Front aspect double glazed window, rear aspect double glazed sliding patio door to decked terrace, fireplace surround with polished stone insert and hearth and coal effect gas fire, electric radiator, broadband point, laminate flooring, textured and coved ceiling.

### KITCHEN

3.72m x 2.16m (12' 2" x 7' 1") max. Rear aspect double glazed window, matching range of eye and base level units with granite effect roll edge worksurfaces and inset one and a third bowl stainless steel sink unit with mixer tap. Space for gas cooker below extractor, plumbing and space for washing machine, space for fridge/freezer. Breakfast bar, tiled splashbacks, tiled floor, textured ceiling.

### FIRST FLOOR

### LANDING

Doors to bedrooms and bathroom, built in shelved linen cupboard, textured and coved ceiling.

### BEDROOM ONE

4.38m x 3.28m (14' 4" x 10' 9") Front aspect double glazed window, built in single and double wardrobes, electric radiator, textured and coved ceiling.

### BEDROOM TWO

3.27m x 2.72m (10' 9" x 8' 11") Rear aspect double glazed window, built in double wardrobe, with blanket storage cabinet above, electric radiator, textured and coved ceiling.

### BATHROOM

Rear aspect opaque double glazed window, three piece suite comprising low level wc, wall mounted wash basin with mixer tap, panel enclosed bath with mixer tap incorporating shower attachment. Wall mounted water heater, mainly tiled walls, vinyl tiled floor, textured and coved ceiling.

### REAR GARDEN

Twin opening gates giving access to shingled off road parking space with adjacent area of artificial lawn, brick built storage outhouse, decked terrace with timber pergola, panel fencing to sides.

### 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.

