



47 Marlborough View

Farnborough, Hampshire GU14 9YA

£385,000 Freehold

A well presented two bedroom modern home enjoying a cul-de-sac location within easy reach of Hawley Woods, local schools and amenities, offered for sale with no onward chain. Accommodation comprises entrance hall, refitted kitchen, living/dining room, two bedrooms, refitted bathroom. Features include triple width block paved driveway, attached garage with timber store to rear and private south facing rear garden. Energy Efficiency Rating 'C'

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc opaque double glazed door, doorway to refitted kitchen, archway to living/dining room, built in shelved cloaks cupboard, radiator with cover, laminate flooring, textured and coved ceiling.

REFITTED KITCHEN

8' 7" x 8' 9" (2.62m x 2.67m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edge work surfaces with inset stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted electric oven below concealed extractor, plumbing and space for dishwasher and washing machine, space for upright fridge freezer. Wall mounted concealed gas central heating boiler, tiled splashbacks, laminate flooring, textured ceiling.

LIVING/DINING ROOM

12' 11" x 15' 9" (3.94m x 4.80m) Rear aspect twin opening upvc double glazed doors to terrace with complimentary double glazed side panels, stairs to first floor landing, two radiators, Cable feed, laminate flooring, thermostat, textured and coved ceiling.

FIRST FLOOR

LANDING

Doors to both bedrooms and refitted bathroom, built in airing cupboard housing cylinder tank, access to loft space via hatch, textured and coved ceiling.

BEDROOM ONE

9' 6" x 9' 10" (2.90m x 3.00m) Rear aspect upvc double glazed window, built in double wardrobe fronted via mirrored sliding doors offering storage over hanging rail and shelf, further built in wardrobe recess over bulkhead offering extensive storage, radiator, textured and coved ceiling.

BEDROOM TWO

7' 9" x 11' 8" (2.36m x 3.56m) Front aspect upvc double glazed window, radiator, textured and coved ceiling.

REFITTED BATHROOM

Front aspect upvc opaque double glazed window, three piece suite in white comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with 'Mira Sport' shower over. Tiled walls, heated towel rail, vinyl flooring, textured ceiling with inset downlighters and extractor.

GARAGE

8' 8" x 16' 3" (2.64m x 4.95m) Front aspect up and over door, power and light, access to eave storage space, part glazed pedestrian door to store.

TIMBER STORE

7' 0" x 7' 3" (2.13m x 2.21m) Rear aspect part glazed door, fitted roll edge work surface with appliance space below, plumbing, space suitable for 'American' style fridge/freezer, power and light, part glazed door to garage

REAR GARDEN

Block paved terrace with sun awning offering space for entertaining/dining with outdoor kitchen units with power leading onto mainly laid to lawn garden with well kept borders to sides. Elevated deck to rear with artificial lawn, timber built garden bar with power and storage shed. The garden is fully enclosed by a combination of panel fencing and brick built wall and boasts a private south facing aspect.

AGENTS NOTE

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