



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.
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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.



154 Cove Road
FARNBOROUGH, Hampshire GU14 0HJ
£365,000 Freehold

A charming two bedroom semi detached character cottage situated within walking distance of Farnborough Mainline Station (Waterloo 37 mins), Southwood Country Park and local shops. The accommodation comprises entrance porch, living room, refitted kitchen/dining room, refitted bathroom, two double bedrooms. Features to note include replacement gas central heating boiler, private 88ft rear garden and driveway parking to front. Energy Efficiency Rating 'tbc'.

GROUND FLOOR

ENTRANCE PORCH

Front aspect door with twin opaque double glazed inserts, side aspect upvc triple glazed window, quarry tiled floor, fitted storage cupboard, door to living room, smooth finish ceiling with inset lighting.

LIVING ROOM

3.8m x 3.4m (12' 6" x 11' 2") Front aspect upvc triple double glazed window feature cast iron open fire place with limestone surround and granite hearth, radiator, Cable point, wood flooring, doorway to kitchen/dining room, smooth finish ceiling.

REFITTED KITCHEN/DINING ROOM

12' 10" x 12' 4" (3.91m x 3.76m) Rear aspect upvc double glazed window, feature open fireplace display recess with timber mantle and stone hearth. Matching range of eye and base level units with solid oak work surface and inset ceramic one and a quarter bowl sink unit with mixer tap, integrated fridge/freezer, plumbing and space for washing machine and dishwasher, space for tumble dryer. Wall mounted concealed replacement gas central heating combination boiler, part tiled walls, space for dining table and chairs, doorway to rear lobby, stairway to first floor with open recess below, tiled floor, smooth finish ceiling with inset lighting.

REAR LOBBY

Side aspect upvc half opaque double glazed door, built in shelved larder cupboard, bi-folding door to refitted bathroom, tiled floor, smooth finish ceiling.

REFITTED BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash basin with mixer tap and cabinet below, panel enclosed bath with mixer tap and matching dual head thermostatic shower over with folding screen. Shower board splashbacks, heated towel rail, tiled floor, textured ceiling with coving.

FIRST FLOOR

LANDING

Doors to both bedrooms access to loft space via hatch, smooth finish ceiling.

BEDROOM ONE

12' 4" x 11' (3.76m x 3.35m) Front aspect upvc triple glazed window, radiator, fitted wardrobes with hanging rails and shelving, textured ceiling.

BEDROOM TWO

12' 4" x 10' (3.76m x 3.05m) Rear aspect upvc double glazed window, radiator, built in wardrobe with hanging rail and shelving, textured ceiling.

REAR GARDEN

Paved terrace offering space for outdoor dining/entertaining leading onto laid to lawn garden, extending approx. 88ft in total the garden features an outbuilding and shed both with power and light, outside tap and panel fencing to sides and rear with pedestrian gate giving access to driveway.

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.

