



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.
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12 Rother Road

Farnborough, Hampshire GU14 9LP

£350,000 Freehold

A three bedroom family home situated within easy reach of local shops and schools offered for sale with no onward chain and in need of some modernisation. Accommodation comprises, entrance hall, cloakroom, living room, kitchen, conservatory, three bedrooms, bathroom. Features to note include converted integral garage/store, paved courtyard rear garden with twin opening gates offering off road parking. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc door with opaque double glazed inserts, doors to living room and cloakroom, radiator, stairs to first floor, textured ceiling with coving.

CLOAKROOM

Front aspect upvc opaque double glazed window, low level wc, wall mounted wash basin, tiled flooring, textured ceiling.

LIVING ROOM

17' 8" x 17' 5" (5.38m x 5.31m) max. Front aspect upvc double glazed window, radiator, feature fire surround with marble insert and hearth, wall light point, doorway to kitchen, understairs storage cupboard, laminate flooring, textured ceiling with coving.

KITCHEN

9' 3" x 8' 1" (2.82m x 2.46m) Rear aspect upvc double glazed window and door to conservatory, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl sink unit with mixer tap. Plumbing and space for washing machine, space for electric cooker with extractor above, part tiled walls, radiator, doorway to garage/store, tiled flooring, smooth finish ceiling with coving.

INTEGRAL GARAGE/STORE

18' 9" x 8' 2" (5.71m x 2.49m) max. Rear aspect upvc window, side aspect door to conservatory, doorway to kitchen, power and light.

Note: The vendors have removed the garage door and replaced it with a brick wall and window.

CONSERVATORY

9' 9" x 9' 3" (2.97m x 2.82m) Rear aspect upvc double glazed window and twin opening doors to terrace, radiator, power points and lighting, door to garage/store, door to kitchen, tiled floor.

FIRST FLOOR

LANDING

Doors to all three bedrooms and bathroom, hatch giving access to loft space, textured ceiling with coving.

BEDROOM ONE

10' 9" x 10' 8" (3.28m x 3.25m) Rear aspect upvc double glazed window, radiator, fitted wardrobe with hanging rail and shelving, built in double wardrobe recess with hanging rail and shelving, further double wardrobe recess housing gas central heating combination boiler.

BEDROOM TWO

12' 3" x 9' 3" (3.73m x 2.82m) Front aspect upvc double glazed window, radiator, double wardrobe recess with hanging rail and shelving, textured ceiling.

BEDROOM THREE

9' 2" x 8' 2" (2.79m x 2.49m) Front aspect upvc double glazed window, radiator, bulkhead with wardrobe recess above, textured ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, four piece suite comprising low level wc, vanity inset wash hand basin, panel enclosed bath, tiled shower cubicle. Chrome heated towel rail, part tiled walls, textured ceiling with coving.

REAR GARDEN

Fully paved terrace with space suitable for outdoor table and chairs, large storage shed, outside power and light, fully enclosed via wood panel fencing with twin opening gates to rear.

AGENTS NOTE

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