



100 Beta Road

Farnborough, Hampshire GU14 8PQ

£335,000 Freehold

A two bedroom terrace home situated within easy reach of Farnborough Main Station (Waterloo 37 mins), local playing fields, shops, G.P. surgery, schools and Farnborough Sixth Form College, offered for sale with no onward chain. Accommodation comprises entrance hall, living/dining room, kitchen/breakfast room, two good size bedrooms, bathroom. Features include replacement gas central heating combination boiler, potential for off road parking to front (stp) and private rear garden with garage. EER 'tbc'



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect multi-point locking composite door with twin opaque double glazed inserts and matching side panel, stairs to first floor, door to living/dining room, space for coats and shoes, cabinet housing electric meter and fuse board, radiator, laminate flooring, textured and coved ceiling with insert downlighter.

**LIVING/DINING ROOM**

5.29m x 3.87m (17' 4" x 12' 8") Front aspect upvc double glazed window, fireplace recess with gas point, radiator, Cable feed, door to kitchen/breakfast room, laminate flooring, three wall lights, textured and coved ceiling.

**KITCHEN/BREAKFAST ROOM**

4.2m x 2.56m (13' 9" x 8' 5") Rear aspect upvc double glazed windows and upvc half opaque double glazed door to terrace. Matching range of eye and base units with roll edge work surfaces and inset stainless steel sink unit with mixer tap, concealed extractor over built in four ring gas hob and fan assisted electric double ovens with grill. Plumbing and space for slimline dishwasher and washing machine, recess suitable for 'American style' fridge/freezer, wall mounted concealed replacement 'Worcester' gas central heating combination boiler. Doors to understairs cupboard and fitted pantry, breakfast bar, radiator, tiled splashbacks, tiled floor, smooth finish ceiling with inset downlighters.

**FIRST FLOOR**

**LANDING**

Doors to bedrooms and bathroom, hinged hatch giving access to boarded loft space with ladder and light, textured and coved ceiling.

**BEDROOM ONE**

4.88m x 3.64m (16' 0" x 11' 11") Front aspect upvc double glazed window, fitted triple wardrobe fronted via mirrored sliding doors offering extensive storage over hanging rail and shelf, built in linen cupboard with radiator, textured and coved ceiling.

**BEDROOM TWO**

4.75m x 2.67m (15' 7" x 8' 9") Rear aspect upvc double glazed window, radiator, fitted double wardrobe with matching blanket storage cabinet, textured and coved ceiling.

**BATHROOM**

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with mixer tap and thermostatic shower over. Heated chrome towel rail, tiled splashbacks large fitted mirror, bathroom cabinet, vinyl flooring, smooth finish ceiling with inset downlighters.

**REAR GARDEN**

Paved terrace offering space for outdoor table and chairs extending into pathway leading to rear, outside water tap, power point and security light, area of lawn with established rockery. The garden enjoys a private aspect and measures approximately 55ft in depth being panel fence enclosed with pedestrian gate to rear.

**GARAGE**

5.95m x 2.55m (19' 6" x 8' 4") Situated at the rear of the garden with up and over door and windows to sides and rear.

**AGENTS NOTE**

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