



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.
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PROPERTY MISEDSCRIPTIONS 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.



12 Cross Street

FARNBOROUGH, Hampshire GU14 6AB

O.I.E.O £400,000 Freehold

A two bedroom cottage offered for sale with no onward chain and in need of modernising situated within easy reach of North Camp Village, schools, shops, playing fields. Accommodation comprises entrance hall, living room, dining room, kitchen, utility room with wc, two bedrooms, bathroom. ***The property has a 150ft by 60ft rear garden which offers scope to build detached property subject to planning permission being granted.***. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed insert, radiator, doors to living room, dining room and kitchen, stairs to first floor with recess below.

LIVING ROOM

14' 5" x 12' 0" (4.39m x 3.66m) Front aspect upvc double glazed bay window, radiator.

DINING ROOM

11' 1" x 9' 8" (3.38m x 2.95m) Rear aspect upvc multi-point locking door with opaque double glazed insert, radiator.

KITCHEN

13' 11" x 9' 7" (4.24m x 2.92m) Side aspect upvc double glazed window, matching range of eye and base level units, stainless steel sink unit, gas cooker point, plumbing for washing machine, radiator, tiled walls, door to utility room.

UTILITY ROOM

9' 7" x 6' 11" (2.92m x 2.11m) Rear and side aspect upvc double glazed windows, side aspect upvc multi-point locking door with opaque double glazed insert, space for appliances, door to wc.

FIRST FLOOR

SPLIT LANDING

Doors to both bedrooms and bathroom, access to loft space via hatch.

BEDROOM ONE

15' 7" x 12' 0" (4.75m x 3.66m) Front aspect upvc double glazed windows, radiator.

BEDROOM TWO

10' 10" x 9' 10" (3.30m x 3.00m) Rear aspect upvc double glazed window, radiator.

BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin, panel enclosed bath. Radiator, tiled walls, cupboard housing gas central heating combination boiler.

OUT SIDE

REAR GARDEN

Measuring approximately 150ft by 60 ft, mature gardens with building plot potential (subject to planning permission being obtained).

GARAGE/WORKSHOP

20' 0" x 17' 0" (6.10m x 5.18m) In need of repair with side aspect up and over door, power and light.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

