



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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.



25 Bracklesham Close

FARNBOROUGH, Hampshire GU14 8LP

£340,000 Freehold

A well presented three bedroom family home situated within easy reach of local schools and shops as well as Farnborough Sixth Form College and Mainline Station. Accommodation comprises entrance hall, living room, refitted kitchen/dining room, conservatory, three bedrooms, refitted bathroom, refitted separate wc. Features to note include replacement gas central heating boiler, upvc double glazing and low maintenance rear garden. Energy Efficiency Rating 'C'

GROUND FLOOR

ENTRANCE HALL

Front and side aspect upvc opaque double glazed windows, side aspect multi-point locking upvc door with opaque double glazed insert, stairs to first floor landing, doors to living room and refitted kitchen/dining room, wall mounted consumer unit, radiator, tiled flooring, smooth finish ceiling.

LIVING ROOM

13' 4" x 13' 2" (4.06m x 4.01m) Rear aspect upvc double glazed window, two radiators, television aerial point, telephone connection point, understairs storage recess, built in storage cupboard with shelving, laminate flooring, textured ceiling with coving.

KITCHEN/DINING ROOM

16' 3" x 11' 3" (4.95m x 3.43m) max. Front aspect upvc double glazed window, rear aspect upvc double glazed twin opening doors to conservatory, matching range of eye and base level units incorporating roll edged work surfaces with inset circular sink unit with mixer tap. Space for range style gas cooker, plumbing and space for washing machine and dishwasher, space for fridge/freezer, part tiled walls, radiator, space suitable for dining table and chairs, laminate flooring, smooth finish ceiling.

CONSERVATORY

9' 3" x 8' 10" (2.82m x 2.69m) Side and rear aspect upvc double glazed windows with twin opening doors leading to paved terrace, tiled floor with underfloor heating, with wall mounted control.

FIRST FLOOR

LANDING

Front aspect upvc double glazed window, doors to all three bedrooms, bathroom and separate wc, built in storage cupboard with hanging rail and shelving, cupboard housing replacement central heating boiler and hot water cylinder, access to loft space via hatch, textured ceiling.

BEDROOM ONE

11' 3" x 10' 3" (3.43m x 3.12m) Rear aspect upvc double glazed window, radiator, television aerial point, wood flooring, textured ceiling.

BEDROOM TWO

10' 3" x 6' 7" (3.12m x 2.01m) Rear aspect upvc double glazed window, radiator, textured ceiling.

BEDROOM THREE

10' 3" x 6' 7" (3.12m x 2.01m) Rear aspect upvc double glazed window, radiator, textured ceiling.

REFITTED BATHROOM

Front aspect upvc opaque double glazed window, two piece suite comprising pedestal mounted wash hand basin, panel enclosed bath with electric shower. Fitted shower screen, fully tiled walls, radiator, vinyl flooring, textured ceiling

REFITTED WC

Front aspect upvc opaque double glazed window, low level wc, fully tiled walls, radiator, vinyl flooring, textured ceiling.

REAR GARDEN

Full width terrace offering space for outdoor dining table and chairs, brick built shed, fully enclosed to sides and rear by a combination of brick built wall and wood panel fences with pedestrian gate to rear.

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.

