



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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.



9 Yeovil Close

Farnborough, Hampshire GU14 6LD

£205,000 Leasehold

A light and airy two bedroom first floor flat offered for sale with no onward chain, conveniently situated within walking distance of local schools, shops and Queens Road Recreational Ground, as well as enjoying easy access to the nearby North Camp Train Station and A331. Accommodation comprises hall, living/dining room, kitchen, two bedrooms, refitted bathroom. Features to note include renewed lease on completion with over 950 years remaining, gas central heating, upvc double glazing, security door entry phone system and communal parking. EER 'C'.

GROUND FLOOR

COMMUNAL ENTRANCE

Security door entry panel, stairs to upper floors, communal lighting.

FIRST FLOOR

HALL

Hardwood door with spyglass, wall mounted security entry phone, bespoke drawer storage unit and double and single wardrobes, doors to bedrooms, refitted bathroom and living/dining room, built in shelved storage cupboard, radiator, laminate flooring, smooth finish ceiling.

LIVING/DINING ROOM

4.93m x 3.6m (16' 2" x 11' 10") Side aspect upvc double glazed windows, rear aspect upvc double glazed window and upvc double glazed door with Juliet balcony, Cable connection point, wall mounted central heating programmer control, radiator, door to kitchen, smooth finish ceiling.

KITCHEN

3.65m x 2.00m (12' 0" x 6' 7") Side aspect upvc double glazed window, range of eye and base level units with roll edge work surfaces and inset stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted electric oven with grill, plumbing and space for washing machine and dishwasher, space for fridge /freezer. Wall mounted 'Worcester' gas central heating combination boiler, built in shelved larder, radiator, tiled splashbacks, tiled floor, smooth finish ceiling.

BEDROOM ONE

3.6m x 3.25m (11' 10" x 10' 8") Side aspect upvc double glazed window, radiator, smooth finish ceiling.

BEDROOM TWO

3.6m x 2.06m (11' 10" x 6' 9") excluding door recess. Side aspect upvc double glazed window, fitted shelving, Cable connection, radiator, smooth finish ceiling.

REFITTED BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap below fitted mirror, p-shaped bath with mixer tap and dual head thermostatic shower and screen over. Shower board splashback, heated chrome towel rail, laminate flooring, towel rail, smooth finish ceiling.

COMMUNAL GROUNDS

Mature communal grounds being mainly laid to lawn interspersed with established trees, residents car park with bin storage area.

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.

We have been advised by the seller that on completion of the sale the lease term will be renewed to circa 950 years remaining and the current service/maintenance/ground rent charges payable total £132.92PCM.

