



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.  
Made with Metropix ©2023

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.



## 10 Medway Drive

Farnborough, Hampshire GU14 9LS

£390,000 Freehold

A well presented three bedroom semi-detached bungalow situated in a pleasant residential area boasting easy access to local shops, schools and bus routes, offered for sale with no onward chain. Accommodation comprises entrance hall, living/dining room, kitchen, three bedrooms, refitted shower room. Features include mature private rear garden, off road parking for two/three vehicles and integral garage. Energy Efficiency Rating 'D'

## GROUND FLOOR

### ENTRANCE HALL

Front aspect upvc door with opaque double glazed insert and matching side panel, fitted storage cupboard with shelving, two radiators, doors to all rooms, dado rail, access to loft space via hinged hatch.

### LIVING/DINING ROOM

16' 5" x 12' 9" (5.00m x 3.89m) max. Rear aspect upvc double glazed sliding patio doors to terrace, feature yorkstone fire surround with fitted gas fire and tiled hearth, cable feed, two radiators, dado rail.

### KITCHEN

15' 7" x 8' 4" (4.75m x 2.54m) max. Rear aspect upvc double glazed window and door giving access to garden, matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl stainless steel sink unit with mixer tap. Plumbing and space for washing machine, space for electric cooker, space for fridge/freezer, wall mounted replacement gas central heating boiler, part tiled walls, serving hatch to dining area, vinyl floor.

### BEDROOM ONE

15' 2" x 9' 6" (4.62m x 2.90m) max. Front aspect upvc double glazed window, radiator, range of fitted wardrobes with hanging rails and shelving, matching bedside drawers, airing cupboard housing hot water cylinder with slated shelving above.

### BEDROOM TWO

8' 9" x 8' 8" (2.67m x 2.64m) Front aspect upvc double glazed window, radiator.

### BEDROOM THREE

8' 9" x 7' 9" (2.67m x 2.36m) Side aspect upvc double glazed window, radiator.

### REFITTED SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, shower cubicle with sliding door, radiator, tiled walls, tiled floor.

### INTEGRAL GARAGE

17' 4" x 8' 2" (5.28m x 2.49m) Front aspect up and over door, wall mounted gas and electric meters, consumer unit, power and light.

### REAR GARDEN

Paved terrace offering space for outdoor table and chairs leading onto mainly laid to lawn garden with well stocked flower and shrub borders, timber built shed, greenhouse, outside water tap and light, fully enclosed via wood panel fencing with pedestrian gate to front.

### 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.

