



63 Anchor Meadow

Farnborough, Hampshire GU14 0HY

£359,950 Freehold

A three bedroom family home situated in a small cul de sac within easy reach of local schools, shops and Farnborough Mainline Station offered for sale with no onward chain. Accommodation comprises entrance hall, downstairs wc, kitchen, living/dining room, three bedrooms, refitted shower room. Features include gas central heating, double glazing, rear garden and garage. EER 'D'.



**GROUND FLOOR**

**COVERED ENTRANCE**

Door to external store with light housing gas meter and replacement 'Worcester' gas central heating boiler, tiled step courtesy light.

**ENTRANCE HALL**

Front aspect aluminium half opaque double glazed door and matching side panel, doors to downstairs wc, kitchen, living/dining room, stairs to first floor with large cloaks cupboard below with light housing consumer unit and electric meter, radiator, digital thermostat heating control.

**DOWNSTIARS WC**

Cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, mirror fronted bathroom cabinet, heated chrome towel rail, tiled splashback, vinyl flooring, downlighter.

**KITCHEN**

3.25m x 2.29m (10' 8" x 7' 6") Front aspect aluminium double glazed window, matching range of eye and base level units finished with granite effect work surface with inset stainless steel sink unit with mixer tap. Space for electric cooker, plumbing and space for washing machine, space for fridge, serving hatch to living/dining room, radiator, tiled walls, vinyl flooring.

**LIVING/DINING ROOM**

6m x 4.5m (19' 8" x 14' 9") Rear aspect aluminium double glazed windows and door to terrace, two radiators, stone fireplace surround, two wall lights.

**FIRST FLOOR**

**LANDING**

Doors to bedrooms and shower room, built in airing cupboard housing cylinder tank, hatch giving access to loft space.

**BEDROOM ONE**

4.03m x 3.3m (13' 3" x 10' 10") Rear aspect aluminium double glazed window, radiator.

**BEDROOM TWO**

3.4m x 2.6m (11' 2" x 8' 6") Rear aspect aluminium double glazed window, radiator.

**BEDROOM THREE**

3.25m x 2.77m (10' 8" x 9' 1") max. Front aspect aluminium double glazed window, radiator.

**SHOWER ROOM**

Front aspect aluminium opaque double glazed window, low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, walk-in shower enclosure with flush fitted controls and fitted tray. Tiled splashbacks, heated chrome towel rail, vinyl flooring, downlighters and extractor.

**REAR GARDEN**

Block paved terrace leading laid to lawn garden with paved border, panel fencing to sides and rear.

**FRONT OF PROPERTY**

Mainly block paved frontage, area suitable for bins, outside tap.

**GARAGE**

Situated to front of property with up and over door.

**AGENTS NOTE**

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