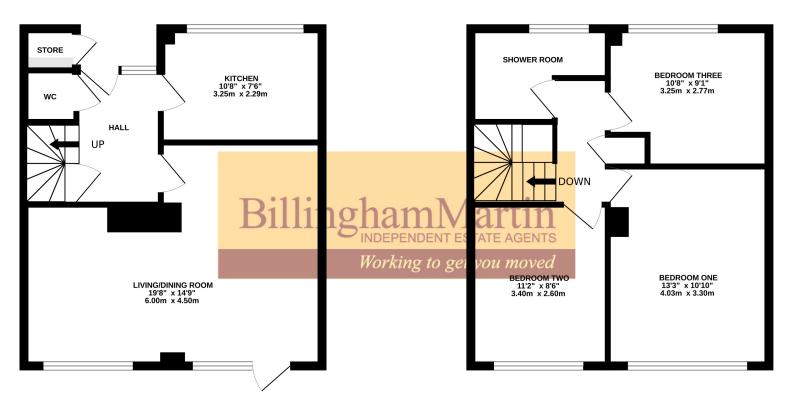
GROUND FLOOR 412 sq.ft. (38.3 sq.m.) approx. 1ST FLOOR 434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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 availibility of any property before travelling any distance to view.

Billingham Martin INDEPENDENT ESTATE AGENTS



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 we, 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

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.

