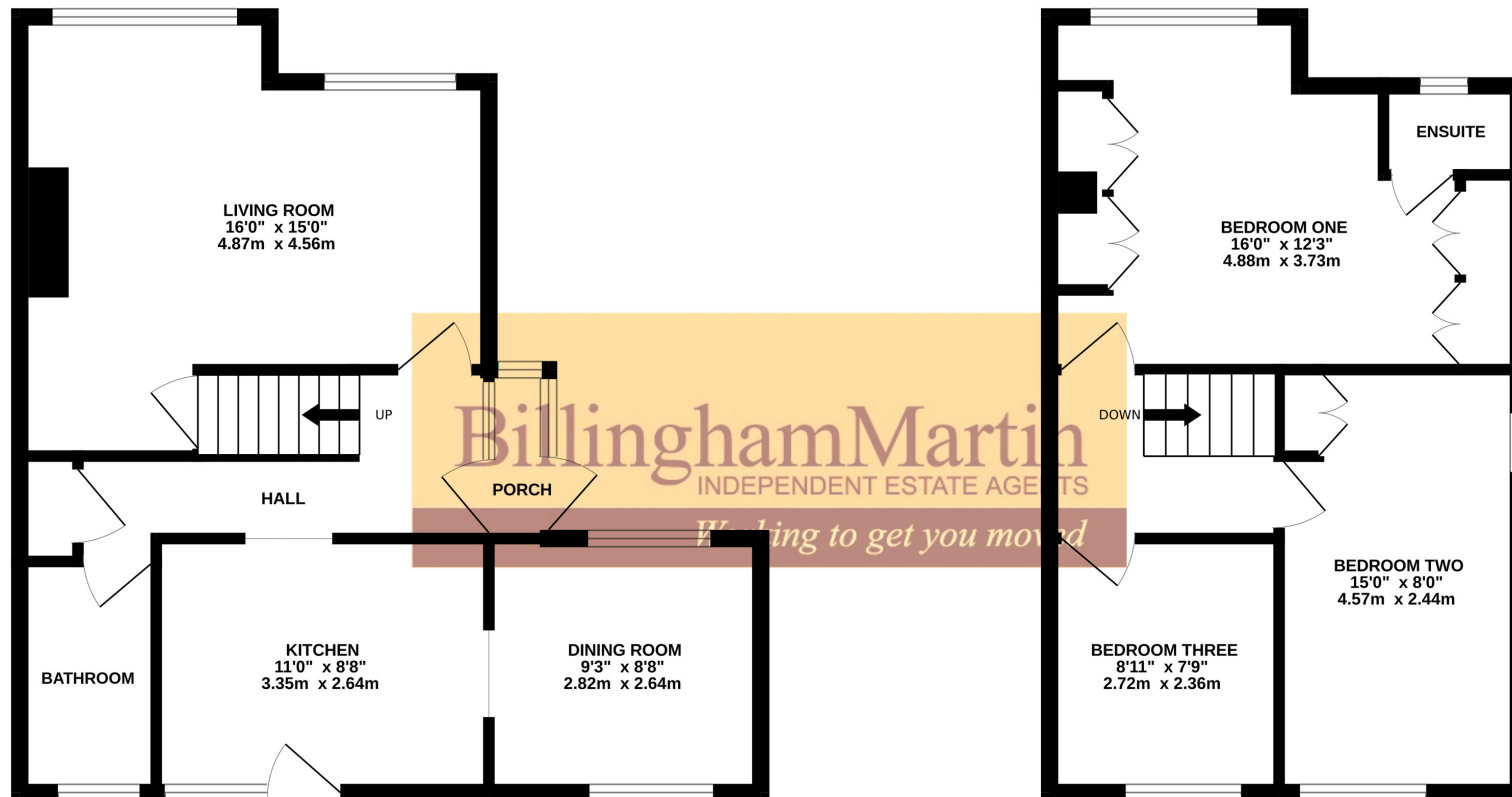


GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.
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21 Church Circle

Farnborough, Hampshire GU14 6QH

£420,000 Freehold

An extended three bedroom semi detached family home in need of some updating situated in the South Farnborough Conservation Area within walking distance of some of the areas most revered schools as well as being on the doorstep of King George Vth Playing Fields. Accommodation comprises entrance porch, hall, living room, dining room, kitchen, bathroom, three bedrooms with bedroom one having ensuite. Features to note include no onward chain, generous front garden, private rear garden, off road parking and garage. Energy Efficiency Rating 'tbc'

GROUND FLOOR

ENTRANCE PORCH

Side aspect upvc door with opaque double glazed insert with adjacent matching window, door to hall.

HALL

Doors to living room, kitchen and bathroom, cupboard housing hot water cylinder with shelving, radiator, stairs to first floor, telephone connection point, textured ceiling.

LIVING ROOM

16' 0" x 15' 0" (4.88m x 4.57m)max. Front aspect upvc double glazed windows, feature coal effect electric fire with marble hearth, radiator, wall light points, understairs storage cupboard housing consumer unit and meters, textured ceiling.

KITCHEN

11' 0" x 8' 8" (3.35m x 2.64m) Rear aspect double glazed window and door to garden, range of eye and base level units, stainless steel sink unit, built in four ring gas hob, built in electric double oven. Plumbing and space for washing machine, space for appliances, fitted larder cupboard, doorway to dining room, smooth finish ceiling.

DINING ROOM

9' 3" x 8' 8" (2.82m x 2.64m) Front and rear aspect upvc double glazed windows, radiator, wall mounted replacement central heating boiler, smooth finish ceiling.

BATHROOM

Rear 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, panel enclosed bath with mixer tap and shower attachment. Radiator, fully tiled walls, tiled floor, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to all three bedrooms, access to loft space via hinged hatch with fitted ladder, textured ceiling.

BEDROOM ONE

16' 0" x 12' 3" (4.88m x 3.73m)max. Front aspect upvc double glazed window, radiator, extensive range of fitted wardrobes with matching dressing table, door to ensuite, textured ceiling.

ENSUITE

Front aspect upvc double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap. Part tiled walls, tiled floor, textured ceiling.

BEDROOM TWO

15' 0" x 8' 0" (4.57m x 2.44m) Rear and side aspect double glazed windows, radiator, bulkhead storage cupboard with fitted shelving, textured ceiling.

BEDROOM THREE

8' 11" x 7' 9" (2.72m x 2.36m) Rear aspect double glazed window, radiator, textured ceiling.

REAR GARDEN

Paved patio area suitable for outdoor table and chairs leading to laid to lawn garden, timber built shed, outside tap, fully enclosed via wood panel fencing with pedestrian gate to front.

GARAGE

Front aspect up and over door, power and light, window and door 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.

