



16 Wood Lane

Farnborough, Hampshire GU14 0AJ

£385,000 Freehold

A superbly presented two double bedroom semi-detached home situated within walking distance of Farnborough Main Station and Town Centre. Accommodation comprises entrance hall, living room, kitchen/dining room, two double bedrooms, refitted bathroom. Features include scope to extend subject to planning being granted, driveway parking and well kept front and rear gardens. Energy Efficiency Rating 'D'.

GROUND FLOOR

ENTRANCE HALL

Front aspect composite multi-point locking door with double glazed inserts, side aspect upvc double glazed window, stairs to first floor, door to living room, vinyl tiled flooring, smooth finish ceiling.

LIVING ROOM

14' 4" x 10' 3" (4.37m x 3.12m) Front aspect upvc double glazed window, radiator, fitted base level storage cupboard, cable point, door to kitchen/dining room, smooth finish ceiling.

KITCHEN/DINING ROOM

11' 5" x 11' 3" (3.48m x 3.43m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl single drainer sink unit. plumbing and space for washing machine, space for gas cooker below extractor fan, integrated fridge and freezer, wall mounted concealed central heating gas boiler, space suitable for dining table and chairs, doorway to lobby, storage recess below stairs, wall mounted consumer unit, part tiled walls, radiator, laminate flooring, smooth finish ceiling with inset lighting.

LOBBY

Rear aspect upvc door with opaque double glazed insert giving access to garden, side aspect upvc opaque double glazed window, door to cloakroom, tiled floor, smooth finish ceiling.

CLOAKROOM

Side aspect upvc double glazed window, low level wc, tiled floor, smooth finish ceiling.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window, radiator, doors to both bedrooms and refitted bathroom, access to part boarded loft space via hatch with fitted light, smooth finish ceiling.

BEDROOM ONE

14' 4" x 10' 3" (4.37m x 3.12m) Front aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, airing cupboard housing hot water cylinder with slatted shelving above, smooth finish ceiling.

BEDROOM TWO

11' 7" x 11' 1" (3.53m x 3.38m)max. Rear aspect upvc double glazed window, radiator, built in single wardrobe with hanging rail and shelving, radiator, smooth finish ceiling.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage below, panel enclosed bath with mixer tap with shower over, fitted screen, chrome heated towel rail, part tiled walls, laminate flooring, extractor, smooth finish ceiling with inset lighting.

REAR GARDEN

Shaped terrace offering space for outdoor entertaining/dining with outdoor tap and power points, leading to laid to lawn garden with well stocked shrub and herbaceous borders, timber built garden shed. The garden is panel fence enclosed with pathway and pedestrian gate to side giving access to front.

AGENTS NOTE

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