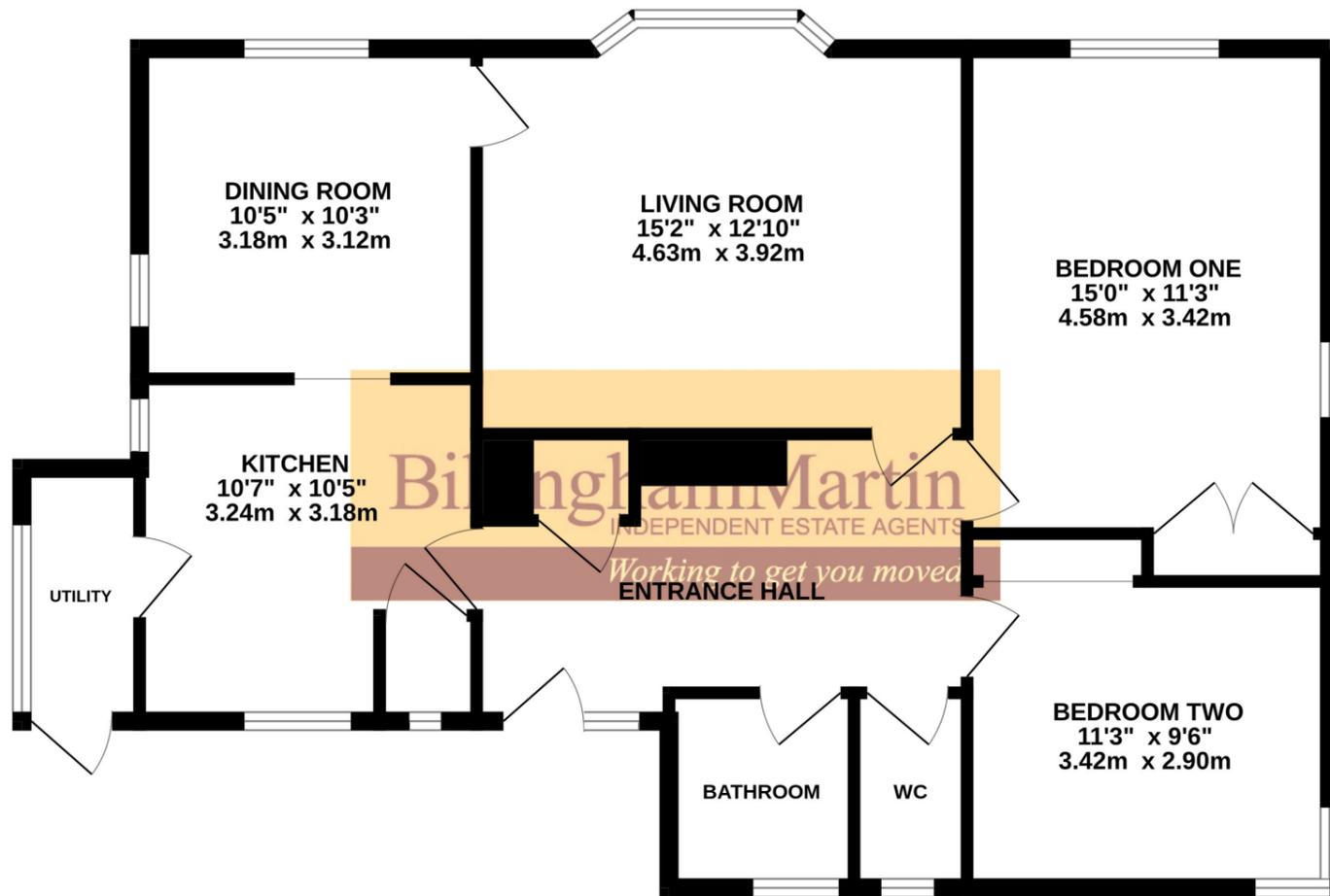


FIRST FLOOR
897 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.
Made with Metropix ©2026



29 Reading Road

Farnborough, Hampshire GU14 6NH

£325,000 Leasehold Share of Freehold

A beautifully presented first floor two bedroom maisonette situated within walking distance of local schools, playing fields and North Camp Village shops. Accommodation comprises spacious entrance hall, bay fronted living room, dining room, refitted kitchen, utility, two double bedrooms, refitted bathroom and separate wc. Features include private south facing 50ft rear garden, garage and driveway parking for two vehicles, the property is being sold with equal share (1/2) of the freehold and a remaining unexpired lease term in excess of 140 years with no ground rent or service/maintenance charges payable. EER 'tbc'

GROUND FLOOR

FRONT OF PROPERTY

Gate giving access to storage area and private stairway to first floor, two brick built stores, gate to rear garden, outside power points.

FIRST FLOOR

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed insert with matching side panel, doors to living room, refitted kitchen, both bedrooms, refitted bathroom and separate wc. Cupboard housing hot water cylinder with shelving above, radiator, tiled flooring, hatch giving access to part boarded loft space with fitted ladder and light, smooth finish ceiling.

REFITTED KITCHEN

10' 7" x 10' 5" (3.23m x 3.17m) Front aspect upvc double glazed windows, matching range of eye and base level units incorporating square edged work surfaces with inset one and a quarter ceramic sink unit with mixer tap. Built in four ring induction hob below extractor hood, built in microwave oven and electric fan assisted oven, integrated fridge/freezer. Storage cupboard housing gas central heating boiler, part tiled walls, radiator, door to utility, tiled flooring, smooth finish ceiling .

UTILITY

Front aspect composite multi-point locking door with opaque double glazed half panel, side aspect window, square edged worktop with base level cupboard and integrated washing machine below, space for tumble dryer above, tiled flooring, smooth finish ceiling.

LIVING ROOM

15' 2" x 12' 10" (4.62m x 3.91m) max into bay. Rear aspect upvc double glazed bay window, door to dining room, radiator, Cable point, wall light points, smooth finish ceiling.

DINING ROOM

10' 5" x 10' 3" (3.17m x 3.12m) Rear and side aspect upvc double glazed windows, radiator, space suitable for table and chairs, doorway to refitted kitchen, vinyl flooring, smooth finish ceiling.

BEDROOM ONE

15' 0" x 11' 3" (4.57m x 3.43m) Rear and side aspect upvc double glazed windows, radiator, built in double wardrobe with hanging rails and shelving, wall light points, smooth finish ceiling.

BEDROOM TWO

11' 3" x 9' 6" (3.43m x 2.90m) Front and side aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, smooth finish ceiling.

REFITTED BATHROOM

Front aspect upvc opaque double glazed window, vanity inset wash hand basin with mixer and storage cupboard below, panel enclosed bath with mixer tap with shower attachment and shower over, fitted screen, chrome heated towel rail, part tiled walls, extractor fan, smooth finish ceiling.

SEPARATE REFITTED WC

Front aspect upvc opaque double glazed window, low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below, radiator, tiled flooring, smooth finish ceiling.

OUTSIDE

PRIVATE REAR GARDEN

Timber decked terrace with space suitable for outdoor table and chairs leading to laid to lawn garden with raised borders and second paved seating area to rear, fully enclosed via wood panel fencing with pedestrian gate to front, The garden enjoys a southerly aspect and measures approximately 50ft.

GARAGE AND DRIVEWAY PARKING

2.56m x 5.28m (8' 5" x 17' 4") Located just off York Road, driveway parking for two vehicles giving access to detached garage with front aspect up and over door , power and light.

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.

We have been advised by the seller the property is sold with an equal share (1/2) of the freehold and with a remaining unexpired lease term in excess of 140 years, there is no ground rent or service/maintenance payable, buildings insurance is split with the ground floor 60/40 split with the first floor paying 60% due to the roof.

