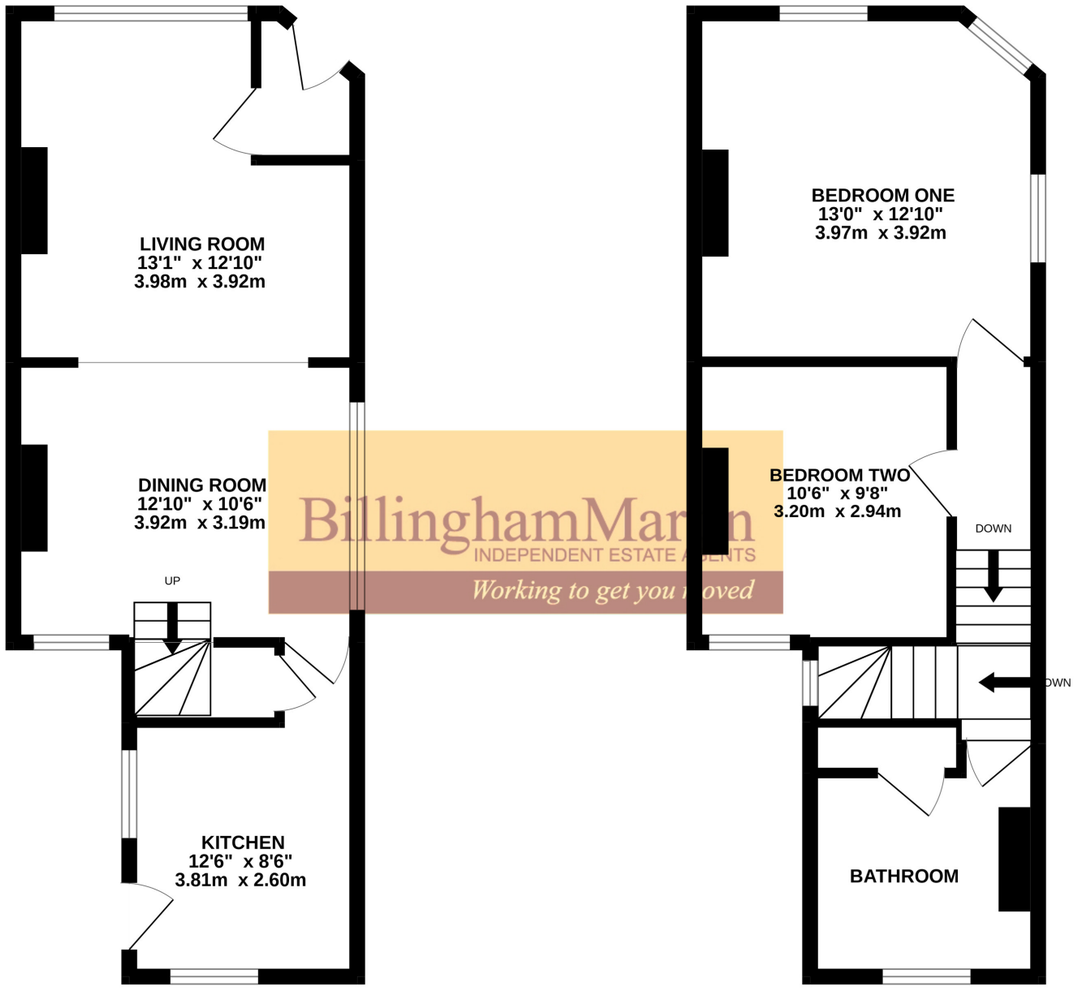
BillinghamMartin
INDEPENDENT ESTATE AGENTS



BillinghamMartin
INDEPENDENT ESTATE AGENTS
Working to get you moved

TOTAL FLOOR AREA : 792 sq.ft. (73.5 sq.m.) approx.
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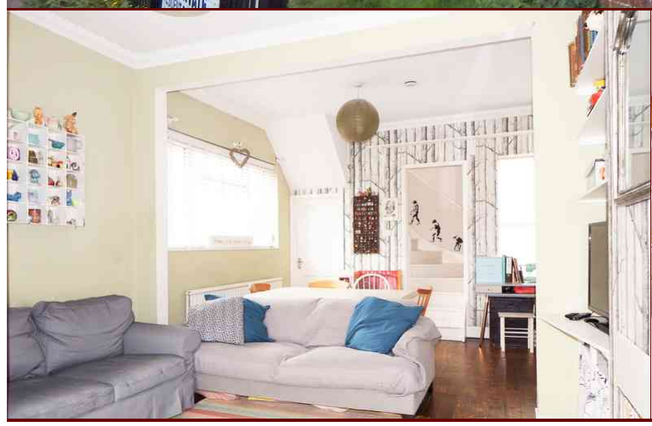


45 Morris Road

FARNBOROUGH, Hampshire GU14 6HL

£325,000 Freehold

A two bedroom end of terrace family home situated within minutes' walk of North Camp Village shops, Queens Road Playing Fields and the well regarded St Marks, South Farnborough and Wavell Schools. Accommodation comprises entrance hall, living room, dining room, kitchen, two bedrooms, bathroom. Features include no onward chain, replacement gas central heating boiler and 50ft rear garden. Energy Efficiency Rating 'D'

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.

69-71 Cove Road, Farnborough, Hampshire, GU14 0EX
Tel: 01252 522822, Email: sales@billinghammartin.co.uk, Website: www.billinghammartin.co.uk

GROUND FLOOR

ENTRANCE HALL
Front aspect multi-point locking composite door with opaque double glazed inserts, exposed floorboards, wall mounted consumer unit, door to living room, smooth finish ceiling.

LIVING ROOM
13' 1" x 12' 10" (3.99m x 3.91m) Front aspect upvc double glazed window, exposed floorboards, radiator, feature fireplace recess with tiled hearth, Cable point, telephone connection point, squared archway to dining room, high ceiling with smooth finish and coving.

DINING ROOM
12' 10" x 10' 6" (3.91m x 3.20m) Side and rear aspect upvc double glazed windows, exposed floorboards, radiator, feature fireplace recess, fitted cupboard and shelving, door to kitchen, stairs to first floor split landing, high ceiling with smooth finish and coving.

KITCHEN
12' 6" x 8' 6" (3.81m x 2.59m)max. Rear and side aspect upvc double glazed windows and door giving access to garden, matching range of eye and base level units incorporating roll edge work surfaces with inset stainless steel sink unit with mixer tap and drainer. Space for gas cooker below extractor hood, part tiled walls, plumbing and space for washing machine, space for fridge/freezer, wall mounted replacement boiler, understairs storage cupboard, laminate flooring, textured ceiling.

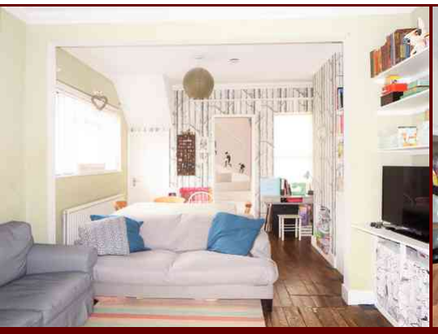
FIRST FLOOR

SPLIT LANDING
Side aspect opaque window, doors to both bedrooms and bathroom.

BEDROOM ONE
13' 0" x 12' 10" (3.96m x 3.91m) Front and side aspect upvc double glazed windows, exposed floorboards, radiator, smooth finish ceiling with coving.

BEDROOM TWO
10' 6" x 9' 9" (3.20m x 2.97m) Rear aspect upvc double glazed window, radiator, hinged hatch with fitted ladder to part boarded loft space, textured ceiling.

BATHROOM
Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin with storage cupboard below, panel enclosed cast iron bath with shower over and fitted screen. Part tiled walls, cupboard housing hot water cylinder with slated shelving to side, vinyl floor, smooth finish ceiling with hatch to second loft space.

REAR GARDEN
East facing and measuring approximately 50ft, Hardstanding area suitable for outdoor table and chairs leading to mainly laid to lawn garden, further hardstanding to rear suitable for shed, fully enclosed via wood panel fencing with pedestrian gate to side, outside tap and security 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.