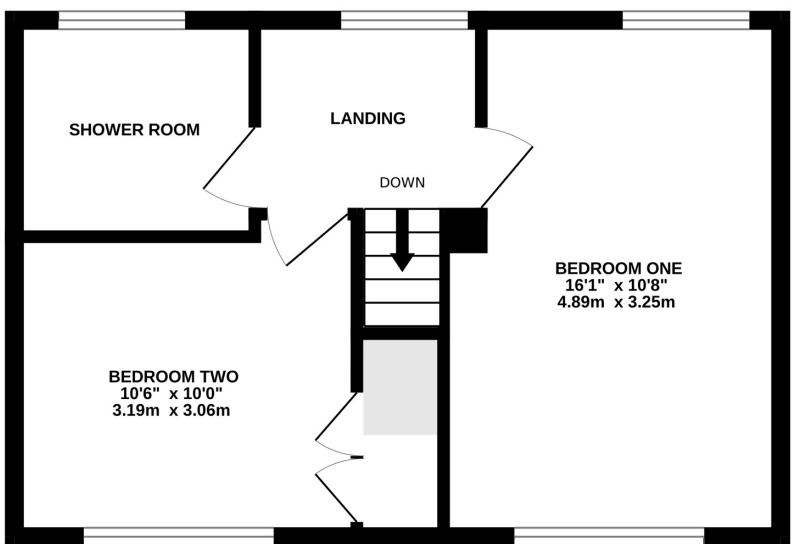


**BillinghamMartin**  
1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.  
Working to get you moved



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.  
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## 5 All Saints Crescent

Farnborough, Hampshire GU14 9DD

£340,000 Freehold

A two bedroom end of terrace property offered for sale with no onward chain situated within easy reach of Hawley Woods, local shops and schools. Accommodation comprises entrance hall, living room, kitchen, utility room, two double bedrooms, shower room. The property boasts potential for improvement/extension (stpp) and enjoys a corner plot with a pleasant rear garden. EER 'D'

## GROUND FLOOR

### PORCH

Front aspect upvc double glazed windows and multi-point locking door with twin opaque double glazed inserts, space for coats and shoes, tiled floor, courtesy light, smooth finish ceiling.

### ENTRANCE HALL

Front aspect aluminium multi-point locking door with opaque double glazed insert and opaque double glazed side panels, stairs to first floor, doors to living room and kitchen, radiator, thermostat, smooth finish ceiling.

### LIVING ROOM

4.89m x 3.20m (16' 1" x 10' 6") Front aspect upvc double glazed window, rear aspect upvc double glazed window and upvc part double glazed door to garden, coal effect gas fire fronting back boiler with decorative surround and polished stone hearth, two radiators, heating controls, smooth finish ceiling.

### KITCHEN

3.18m x 2.72m (10' 5" x 8' 11") Rear aspect upvc double glazed window, matching range of eye and base level units incorporating marble effect roll edge work surfaces with inset stainless steel sink unit, space for gas/electric cooker, plumbing and space for washing machine, space for under counter fridge. Built in shelved pantry and further understairs storage cupboard, radiator, tiled splashback, tiled floor, door to utility room, smooth finish ceiling.

### UTILITY ROOM

2.28m x 2.07m (7' 6" x 6' 9") Side aspect upvc double glazed window and upvc door with external canopy, wall mounted gas and electric meters and electrical consumer unit, vinyl flooring, smooth finish ceiling.

### FIRST FLOOR

#### LANDING

Rear aspect upvc double glazed window, doors to bedrooms and shower room, radiator, smooth finish ceiling.

### BEDROOM ONE

4.89m x 3.25m (16' 1" x 10' 8") Front and rear aspect upvc double glazed windows, radiator, smooth finish ceiling.

### BEDROOM TWO

3.19m x 3.06m (10' 6" x 10' 0") Front aspect upvc double glazed window, doors to built in airing cupboard housing cylinder tank below shelving with wardrobe space to side, radiator, smooth finish ceiling with hatch giving access to loft space.

### SHOWER ROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin, walk-in shower enclosure with thermostatic shower. Radiator, part tiled walls, vinyl tiled floor, textured and coved ceiling.

### REAR GARDEN

Hardstanding to side with pedestrian gate giving access, timber and metal garden sheds, mainly laid to lawn garden with shrub and herbaceous borders enclosed by panel fencing.

### FRONT GARDEN

Fence enclosed with gate giving access to mainly laid to lawn garden with established border to side and pathways leading to porch and pedestrian gate to rear garden.

### 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.

