



114 Prospect Road

FARNBOROUGH, Hampshire GU14 8NU

£325,000 Freehold

Situated within walking distance of Queen Elizabeth Park, Farnborough Mainline Station and Town Centre is this well presented two bedroom cottage built in 1862 boasting a west facing rear garden extending approximately 70ft. Accommodation comprises living room, inner hallway, kitchen/dining room, bathroom, two bedrooms serviced by a 'Jack and Jill' WC. Features to note include log burning stove and no onward chain. Energy Efficiency Rating 'C'

GROUND FLOOR

LIVING ROOM

11' 3" x 10' 3" (3.43m x 3.12m) Front aspect upvc double glazed window and upvc door with opaque double glazed insert. Feature cast iron log burning stove inset into chimney with slate hearth, radiator, wall mounted cupboard housing electric meter and consumer unit, door to inner hallway, laminate flooring, smooth finish ceiling with coving.

INNER HALLWAY

Stairs to first floor landing, door to bathroom, squared archway to kitchen/dining room, radiator, laminate flooring, smooth finish ceiling with inset lighting. and coving.

KITCHEN/DINING ROOM

12' 3" x 9' 6" (3.73m x 2.90m) Rear aspect upvc double glazed window and twin opening doors to garden, refitted matching range of eye and base level units incorporating roll edged work surfaces with inset single bowl single drainer sink unit with mixer tap. Built in four ring gas hob and fan assisted electric oven below extractor hood, plumbing and space for washing machine, space for fridge/freezer, wall mounted concealed combination boiler. Space for dining table and chairs, radiator, laminate flooring, smooth finish ceiling with inset lighting and coving.

BATHROOM

Three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, p-shaped bath with mixer tap incorporating shower attachment. Fitted shower screen, chrome heated towel rail, part tiled walls, fitted mirror. Understairs storage cupboard, tiled flooring, smooth finish ceiling with inset lighting and coving.

FIRST FLOOR

LANDING

Doors to both bedrooms, access to loft space via hatch, smooth finish ceiling with inset lighting and coving.

BEDROOM ONE

11' 2" x 10' 3" (3.40m x 3.12m) Front aspect upvc double glazed window, radiator, door to WC, smooth finish ceiling with coving.

'JACK AND JILL' WC

Two piece suite comprising low level wc, vanity inset wash hand basin incorporating storage unit below, extractor fan, smooth finish ceiling with inset lighting.

BEDROOM TWO

11' 2" x 8' 5" (3.40m x 2.57m) Rear aspect upvc double glazed windows, radiator, door to WC, smooth finish ceiling with coving.

REAR GARDEN

Shingled area suitable for outdoor table and chairs leading onto mainly laid to lawn with timber built shed, outside tap and light, the whole extends approx. 70ft and is enclosed via wood panel fencing with pedestrian gate to side.

AGENTS NOTE

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