



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

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127 Birchett Road

Farnborough, Hampshire GU14 8RQ

O.I.E.O £335,000 Freehold

A three bedroom semi detached family home in need of modernising situated within easy reach of local schools, shops and playing fields, offered for sale with no onward chain. Accommodation comprises entrance porch, hall, living room, dining room, kitchen, side passage with two stores and cloakroom, three bedrooms, bathroom. Features include replacement gas combination boiler, 100ft south facing rear garden and detached garage to rear. Energy Efficiency Rating 'tbc'

GROUND FLOOR

ENTRANCE PORCH

Front aspect upvc multi -point locking door with opaque double glazed insert, front and side aspect double glazed windows.

HALL

Front aspect upvc multi-point locking door with opaque double glazed insert and matching side panel, radiator, stairway to first floor with storage cupboard below housing gas and electric meters, doorway's to living room and kitchen.

LIVING ROOM

13' 3" x 12' 4" (4.04m x 3.76m)max. Rear aspect upvc double glazed window, radiator, open fireplace, doorway to dining room, picture rails.

DINING ROOM

11' 0" x 10' 11" (3.35m x 3.33m)max. Rear aspect upvc double glazed window, radiator, picture rails, doorway to kitchen.

KITCHEN

11' 0" x 9' 2" (3.35m x 2.79m) Front aspect upvc double glazed window, side aspect upvc door to side passage, matching range of eye and base level units incorporating worktops, stainless steel sink unit with mixer tap. Plumbing and space for washing machine, space for gas cooker, larder cupboard, radiator, part tiled walls.

SIDE PASSAGE

Front aspect upvc multi point locking door giving access to front garden, rear aspect upvc door with double glazed opaque insert giving access to rear garden, doors to cloakroom and stores.

FIRST FLOOR

LANDING

Front aspect upvc opaque double glazed window, doors to all three bedrooms and bathroom built in storage cupboard, access to part boarded loft space via hatch which houses the replacement gas combination boiler.

BEDROOM ONE

12' 4" x 11' 3" (3.76m x 3.43m)max. Rear aspect upvc double glazed window, radiator, built in wardrobe.

BEDROOM TWO

12' 4" x 9' 6" (3.76m x 2.90m) Rear aspect upvc double glazed window, radiator, built in wardrobe.

BEDROOM THREE

8' 8" x 8' 4" (2.64m x 2.54m) Front aspect upvc double glazed window, radiator, built in wardrobe.

BATHROOM

Side aspect upvc double glazed opaque window, three piece suite comprising low level wc, vanity inset was had basin with mixer tap and storage cupboard below, bath with mixer tap and shower over, radiator.

REAR GARDEN

South facing and measuring approximately 100ft, enclosed via wood and wire fencing.

DETACHED GARAGE

Located at the rear of the garden, up and over door.

AGENTS NOTE

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