



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.  
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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 availability of any property before travelling any distance to view.



## 1 Sand Hill

Farnborough, Hampshire GU14 8EW

£250,000 Leasehold

A well presented two bedroom first floor maisonette situated within easy reach of Farnborough Sixth Form College, local amenities and Farnborough mainline station (Waterloo 37 mins). Accommodation comprises hall, living room, dining room, kitchen, two bedrooms and bathroom. Features include two double bedrooms, upvc double glazing, gas central heating and 60ft garden. Energy Efficiency Rating 'tbc'

## GROND FLOOR

### STEPS TO FIRST FLOOR.

## FIRST FLOOR

### ENTRANCE

Side aspect composite multi-point locking door with steps to hallway.

### HALL

Doors to all rooms, fitted cupboard with hanging rail and shelving suitable for coats and shoes, radiator, hatch to loft space with fitted ladder, smooth finish ceiling.

### LIVING ROOM

14' 7" x 10' 10" (4.45m x 3.30m) max into bay. Front aspect upvc double glazed bay window, radiator, fitted gas fire with back boiler, archway to dining room, smooth finish ceiling.

### DINING ROOM

10' 0" x 7' 0" (3.05m x 2.13m) Front aspect upvc double glazed window, radiator, space for dining table and chairs, telephone point, smooth finish ceiling.

### KITCHEN

9' 8" x 9' 5" (2.95m x 2.87m) Side and rear aspect upvc double glazed windows, matching range of eye and base level units incorporating roll edged work surfaces with inset stainless steel sink unit with mixer tap. Plumbing and space for washing machine, built in four ring electric hob, built in electric double oven, space for upright fridge/freezer, part tiled walls, vinyl floor, smooth finish ceiling.

### BEDROOM ONE

12' 11" x 10' 10" (3.94m x 3.30m) Rear aspect upvc double glazed window, radiator, cupboard housing hot water cylinder with shelving above, textured ceiling.

### BEDROOM TWO

12' 11" x 9' 5" (3.94m x 2.87m) Front aspect upvc double glazed window, radiator, bulkhead storage cupboard with hanging rails and shelving, textured ceiling.

### BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin and panel enclosed bath with mixer tap and shower attachment, part tiled walls, radiator, textured ceiling.

### GARDEN

Private garden measuring approximately 60ft is laid to lawn with shaped flower and shrub borders, fully enclosed via mature hedging and wood panel fencing, access to brick built store.

### 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.

The vendor has advised us that the lease has 103 Years remaining and the ground rent is £10 a year.

