



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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.



27 Southwood Road

FARNBOROUGH, Hampshire GU14 0JG

£495,000 Freehold

A well presented three bedroom detached bungalow situated within easy reach of schools, shops, playing fields and the Voyager Centre for Health benefiting from a generous plot giving off road parking for several vehicles and a 110ft south facing rear garden. Accommodation comprises entrance lobby, hall, living room, dining room, kitchen, three double bedrooms, refitted shower room. Features include detached 18ft garage and separate 16ft workshop, replacement gas central heating combination boiler and no onward chain. Energy Efficiency Rating 'E'

GROUND FLOOR

ENTRANCE LOBBY

Front aspect opaque double glazed window and multi-point locking door with opaque double glazed insert cloaks cupboard housing consumer unit and electric meter, door to hall, smooth finish ceiling.

HALL

Doors to all three bedrooms, dining room, kitchen and refitted shower room, storage cupboard with shelving, radiator, access to part boarded loft space via hinged hatch with fitted ladder and light, smooth finish ceiling.

DINING ROOM

10' 5" x 7' 8" (3.17m x 2.34m) Side aspect double glazed window, space suitable for table and chairs, radiator, archway to living room, smooth finish ceiling with coving.

LIVING ROOM

18' 5" x 10' 5" (5.61m x 3.17m)max. Side aspect double glazed windows, rear aspect double glazed sliding patio doors to terrace, feature stone fireplace with gas fire, two radiators, wall light points, smooth finish ceiling with coving.

KITCHEN

15' 3" x 7' 0" (4.65m x 2.13m) Rear aspect double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with inset stainless steel sink unit, plumbing and space for washing machine. Built in four ring gas hob and electric double oven, space for fridge/freezer, wall mounted concealed replacement gas central heating combination boiler, part tiled walls, door to rear lobby, textured ceiling.

REAR LOBBY

Rear aspect door with opaque double glazed insert, sliding door to cloakroom, textured ceiling.

CLOAKROOM

Side aspect opaque double glazed window, low level wc, textured ceiling.

REFITTED SHOWER ROOM

Side aspect opaque double glazed windows, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cupboard below, double shower cubicle with glass sliding doors. Radiator, fully tiled walls, textured ceiling.

BEDROOM ONE

12' 0" x 12' 0" (3.66m x 3.66m) max. Front aspect double glazed bay window, radiator, smooth finish ceiling.

BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.17m) Front aspect double glazed window, radiator, fitted double wardrobe with hanging rail and shelving, textured ceiling with coving.

BEDROOM THREE

12' 0" x 9' 10" (3.66m x 3.00m) Side aspect double glazed window, radiator, fitted double wardrobe with hanging rail and shelving, textured ceiling with coving.

OUTSIDE

REAR GARDEN

South facing garden extending approximately 110ft with paved terrace suitable for outdoor table and chairs leading to laid to lawn garden, access to 16ft workshop and 18ft garage, fully enclosed via wood panel fencing with pedestrian access to front.

GARAGE

18' 0" x 10' 0" (5.49m x 3.05m) Front aspect up and over door, side aspect window, power and 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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

