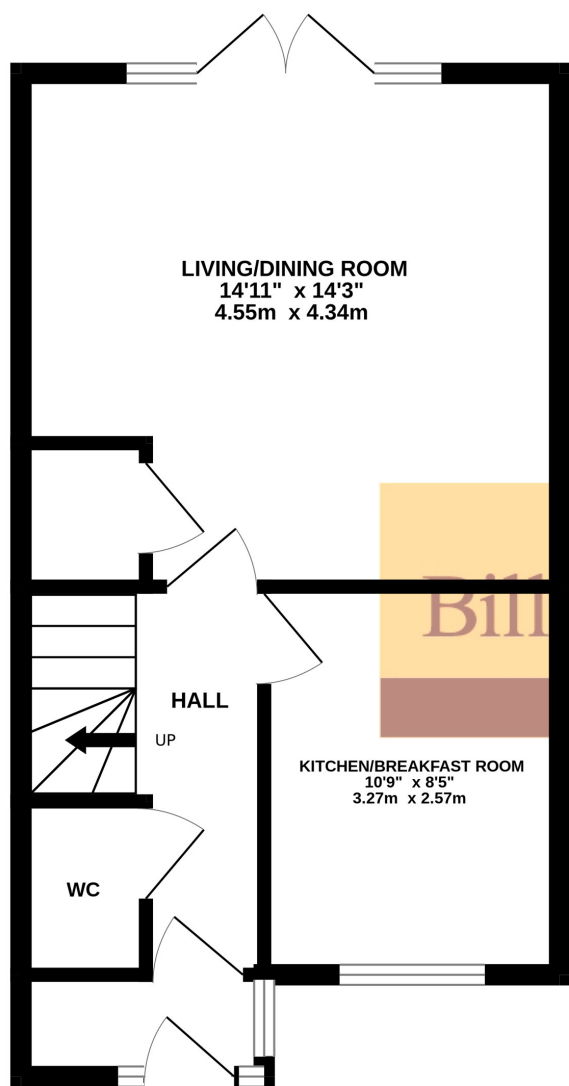
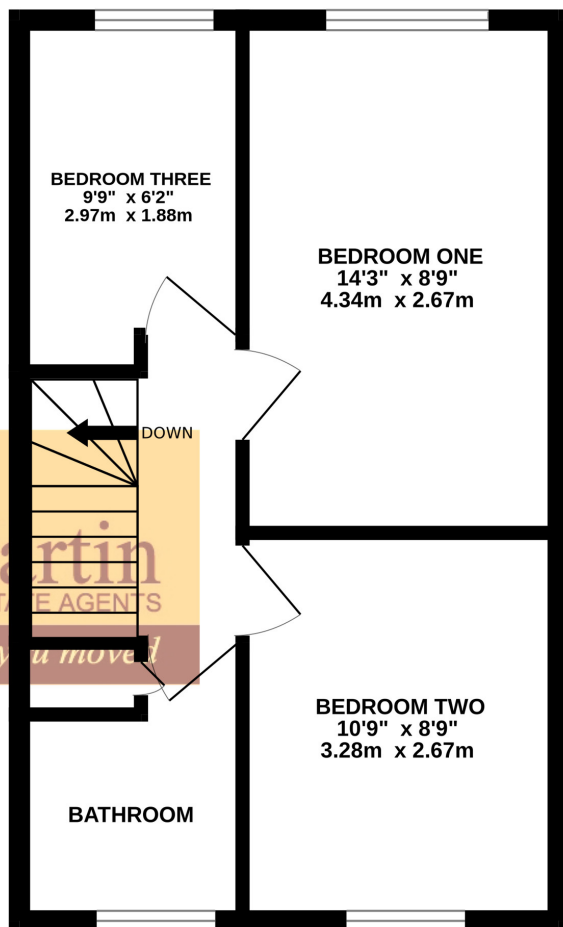


GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.
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51 Juniper Road

Farnborough, Hampshire GU14 9XU

£410,000 Freehold

Offered for sale with no onward chain is this superbly presented family home situated on the sought after Barningley Park development offering easy access to the area's main road and rail commuter routes as well as local amenities including Fleet Pond Nature Reserve and Bramshot Farm Country Park. Accommodation comprises entrance porch, hallway, refitted cloakroom, living /dining room, refitted kitchen, three bedrooms and refitted bathroom. Features to note include replacement boiler, private west facing 50ft garden, driveway parking and garage. Energy Efficiency Rating 'C'

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.

GROUND FLOOR

ENTRANCE PORCH

Front aspect composite multi-point locking door with opaque double glazed inserts, front and side aspect upvc double glazed windows, space for coats and shoes, hard wood door with glazed inserts giving access to hallway.

HALLWAY

Doors to refitted cloakroom, refitted kitchen/breakfast room and living/dining room, radiator, stairs to first floor landing, laminate flooring, textured ceiling with inset lighting and coving.

REFITTED CLOAKROOM

Two piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, chrome heated towel rail, extractor fan, smooth finish ceiling with inset lighting.

REFITTED KITCHEN

10' 9" x 8' 5" (3.28m x 2.57m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating roll edged work surfaces with one and a quarter bowl stainless steel sink unit with mixer tap. Plumbing and space for washing machine, built in four ring gas hob with electric oven below and extractor fan above, integrated dishwasher and fridge/freezer. Wall mounted concealed replacement gas central heating boiler, part tiled walls, breakfast bar, radiator, smooth finish ceiling with inset lighting.

LIVING/DINING ROOM

14' 11" x 14' 3" (4.55m x 4.34m) Rear aspect upvc double glazed twin opening doors with adjacent matching panels giving access to terrace, radiator, Cable point, dado rails, under stairs storage cupboard, laminate floor, textured ceiling with coving.

FIRST FLOOR

LANDING

Doors to all three bedrooms and refitted bathroom, access to loft space via hatch, textured ceiling.

BEDROOM ONE

14' 3" x 8' 9" (4.34m x 2.67m) Rear aspect upvc double glazed window, radiator, fitted wardrobes with hanging rails and shelving, textured ceiling with coving.

BEDROOM TWO

10' 9" x 8' 9" (3.28m x 2.67m) Front aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM THREE

9' 9" x 6' 2" (2.97m x 1.88m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

REFITTED BATHROOM

Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower over, fitted screen. Part tiled walls. chrome heated towel rail, airing cupboard housing hot water cylinder with slatted shelving above, tiled floor, smooth finish ceiling with inset lighting.

REAR GARDEN

West facing and measuring approximately 50ft is this private garden, which has a paved terrace suitable for outdoor table and chairs leading to the remainder of gardens which are laid to lawn with well stocked flower and shrub borders, timber built shed, outside light, fully enclosed via wood panel fencing with pedestrian gate to rear that leads to the garage.

GARAGE

Located in nearby block, front aspect up and over door, 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. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

