



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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.



76 Beta Road

Farnborough, Hampshire GU14 8PQ

£367,500 Freehold

A well presented two bedroom home situated in the popular West Heath area enjoying easy access to Farnborough Main Station, Farnborough Sixth Form College, playing fields, local schools and shops. Accommodation comprises hall, living room, refitted kitchen, conservatory/family room, two bedrooms, refitted bathroom. Features include replacement combination gas central heating boiler, replacement consumer unit, low maintenance rear garden, off road parking and garage/store. EER 'D'

GROUND FLOOR

HALL

Front aspect hardwood door with opaque glazed inserts and adjacent opaque double glazed side panel, stairs to first floor, space for coats and shoes, radiator, meter cabinet, replacement consumer unit, 'Nest' heating control, part opaque glazed door to living room, laminate flooring, smooth finish ceiling with inset downlighter and coving.

LIVING ROOM

5.27m x 3.88m (17' 3" x 12' 9") narrowing to 3.27m. Front aspect upvc double glazed bow window, modern fireplace surround with polished stone inset and hearth, radiator, part opaque glazed door to refitted kitchen, smooth finish ceiling with inset downlighters and coving.

REFITTED KITCHEN

4.88m x 2.55m (16' 0" x 8' 4") Rear aspect window, matching range of eye and base level units with complimentary work surfaces and inset one and a third bowl stainless steel sink unit with mixer tap. Built in four ring ceramic hob below extractor hood, integrated fan assisted oven and microwave oven, plumbing and space for slimline dishwasher and washing machine, recess suitable for 'American style fridge/freezer. Tiled splashbacks and floor, door to understairs storage cupboard housing gas meter, smooth finish ceiling with inset downlighters and coving, squared archway to conservatory/family room.

CONSERVATORY/FAMILY ROOM

4.17m x 3.68m (13' 8" x 12' 1") Rear aspect upvc double glazed windows and twin opening upvc double glazed doors to garden, vaulted poly carbonate roof, feature log burning stove, tiled floor.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, hatch with fitted ladder giving access to part boarded loft space housing replacement central heating boiler, smooth finish ceiling.

BEDROOM ONE

4.88m x 3.64m (16' 0" x 11' 11") max. Front aspect upvc double glazed window, built in linen cupboard, radiator, smooth finish ceiling with inset downlighters and coving.

BEDROOM TWO

4.25m x 2.65m (13' 11" x 8' 8") Rear aspect upvc double glazed window, radiator, laminate flooring, smooth finish ceiling with inset downlighters and coving.

BATHROOM

Rear aspect upvc opaque double glazed window, refitted three piece suite comprising vanity unit inset wash basin with storage cabinet below, cistern enclosed wc, P-shaped panel enclosed bath with flush fitted controls for mixer tap and shower. Curved glass shower screen, heated chrome towel rail, tiled walls, extractor, tiled floor with underfloor heating, fitted mirror, shaver point, smooth finish ceiling with inset downlighters.

FRONT OF PROPERTY

Paved driveway giving off road parking, canopy porch, courtesy light.

REAR GARDEN

Artificial lawn with decked terrace and garden shed, panel fence enclosed with pedestrian gate to rear, outside tap and power point.

GARAGE/STORE

In block to rear of property.

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.

