



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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.



45 Beta Road

FARNBOROUGH, Hampshire GU14 8PH £269,950 Leasehold Share of Freehold

A well presented two bedroom first floor maisonette offered for sale with a share of the freehold and a remaining lease circa 115 years situated on the popular West Heath development enjoying easy access to local schools, shops, playing fields, Farnborough Sixth Form College and Farnborough Main Station (Waterloo 37 mins). Accommodation comprises entrance hall, living room with balcony, kitchen, two bedrooms, shower room. Features include replacement gas central heating combination boiler (2023), generous loft space, established front garden, driveway giving off road parking for four vehicles and access to garage. EER 'C'

FIRST FLOOR

ENTRANCE HALL

Side aspect upvc multi-point locking door with twin decorative opaque double glazed inserts, doors to all rooms, built in cupboard housing consumer unit and replacement gas central heating combination boiler, radiator, laminate flooring, textured and coved ceiling with large hatch and folding timber ladder giving access to mainly boarded loft space with power and light.

LIVING ROOM

4.78m x 3.51m (15' 8" x 11' 6") Front aspect upvc double glazed window and upvc multi-point locking double glazed door to balcony with courtesy light and space for bistro table and chairs. Sky television feed, radiator, space for dining table and chairs, laminate flooring, 'Hive' heating control, textured and coved ceiling.

KITCHEN

3.65m x 2.71m (12' 0" x 8' 11") Rear aspect upvc double glazed window, matching range of eye and base level units with marble effect roll edge work surfaces and inset composite sink unit with retractable rinser mixer tap. Built in four ring gas hob and fan assisted electric oven with grill below concealed extractor, plumbing and space for washing machine, space for upright fridge/freezer, tiled splashbacks, tiled floor, textured and coved ceiling.

BEDROOM ONE

3.63m x 3.36m (11' 11" x 11' 0") Front aspect upvc double glazed window, Sky television feed, radiator, textured and coved ceiling.

BEDROOM TWO

3.65m x 2.43m (12' 0" x 8' 0") Rear aspect upvc double glazed window, radiator, textured and coved ceiling.

SHOWER ROOM

Rear aspect upvc opaque double glazed window, low level wc, pedestal mounted wash basin, extra width shower enclosure with thermostatic dual head shower and fitted tray. Heated towel rail, chrome towel rail, tiled walls, tiled floor, mirror fronted cabinet, textured and coved ceiling with inset downlighters.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn garden with established borders and decked seating area.

DRIVEWAY AND GARAGE

Gravelled driveway offering off road parking for four vehicles and giving access to garage (6.15m x 2.44m) with up and over door and storage area to rear with space for garden shed and bins.

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.

We have been advised by the seller that the property owns a share of the freehold with a remaining lease term of circa 115 years, there are no ground rent or service/maintenance charges payable.

