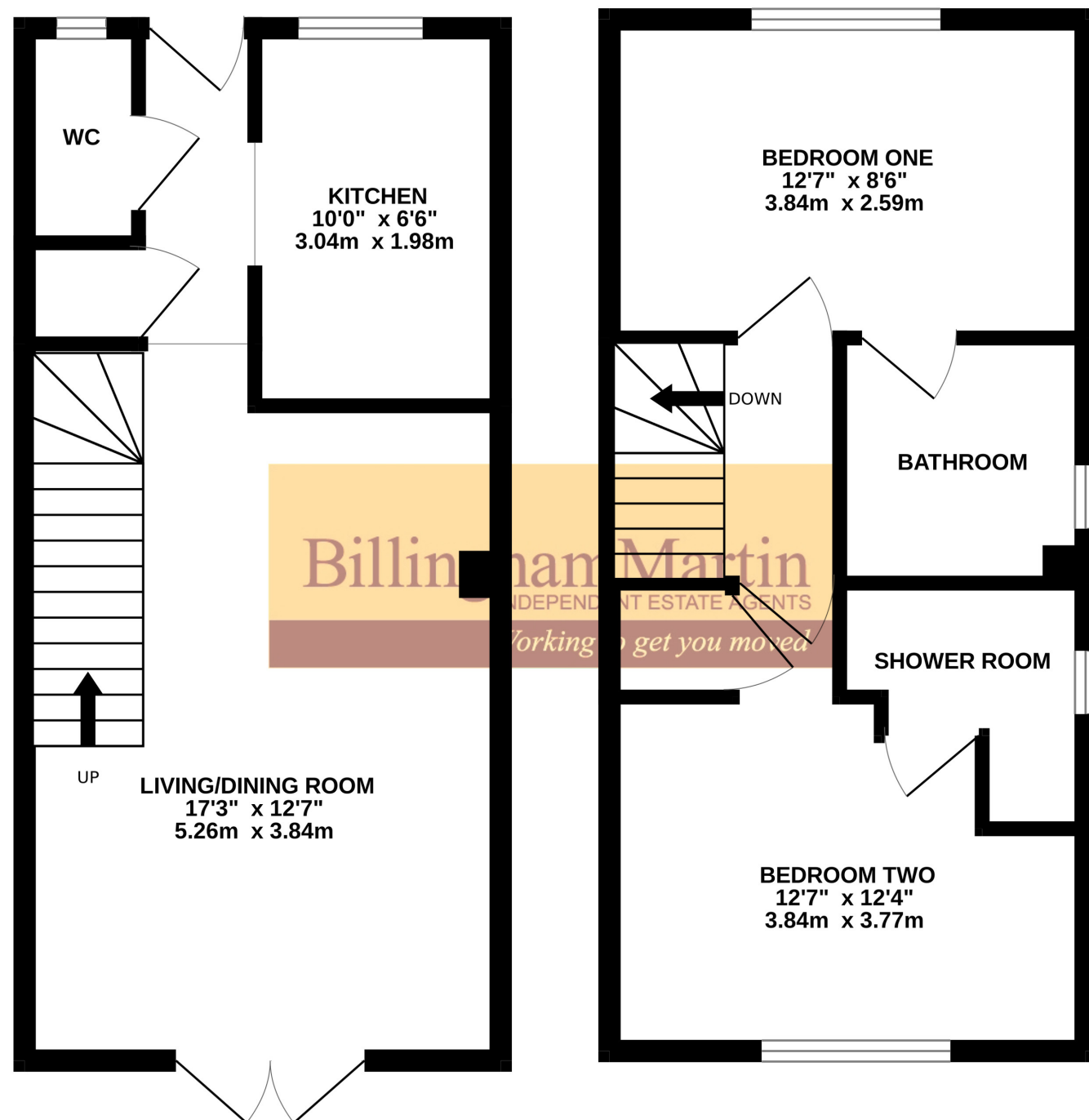




TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.
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39 Richmond Close

Farnborough, Hampshire GU14 0RH

£365,000 Freehold

A two bedroom modern home situated on the sought after 'Broadmead' development in Southwood enjoying easy access to the areas numerous amenities, including Southwood Country Park, Voyager Centre for Health, Nuffield Gym, pubs/restaurants and open playing fields. Accommodation comprises entrance hall, cloakroom, kitchen, living/dining room, two bedrooms both with ensuite. Features include upvc double glazing, private rear garden, off road parking and garage. Energy Efficiency Rating 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect composite door with opaque double glazed insert, door to cloakroom, doorway to living/dining room, archway to kitchen, built in cupboard with plumbing and space for washing machine below fitted shelving, wood flooring, textured and coved ceiling.

CLOAKROOM

Front aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity unit inset wash basin with storage cabinet below. Radiator, tiled splashback, wood flooring, wall mounted consumer unit, textured ceiling.

KITCHEN

10' 0" x 6' 6" (3.05m x 1.98m) Front aspect upvc double glazed window, range of eye and base level units incorporating roll edge work surfaces with inset stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted electric oven below extractor with downlighters, plumbing and space for dishwasher, space for upright fridge/freezer. Wall mounted concealed gas central heating boiler with controls below, under unit lighting, wood flooring, tiled splashback, textured

LIVING/DINING ROOM

17' 3" x 12' 7" (5.26m x 3.84m) Rear aspect upvc double glazed twin opening doors to garden, stairs to first floor landing with study/storage recess below, two radiators, thermostat, laminate flooring, textured and coved ceiling.

FIRST FLOOR

LANDING

Doors to both bedrooms, access to loft space via hatch, textured ceiling.

BEDROOM ONE

12' 7" x 8' 6" (3.84m x 2.59m) Front aspect upvc double glazed window, radiator, door to ensuite bathroom, textured ceiling.

ENSUITE BATHROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with mixer tap incorporating shower attachment. Radiator, shaver point, part tiled walls, vinyl flooring, textured ceiling with extractor.

BEDROOM TWO

12' 7" x 12' 5" (3.84m x 3.78m) max. Rear aspect upvc double glazed window, built in airing cupboard housing cylinder tank and shower pump, door to ensuite shower room, radiator, textured ceiling.

ENSUITE SHOWER ROOM

Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, vanity unit inset wash basin with storage cabinet below, shower cubicle with bi-folding door, fitted power shower and tray. Part tiled walls, radiator, shaver point, vinyl flooring textured ceiling with extractor.

REAR GARDEN

Decked terrace leading onto mainly laid to lawn garden being enclosed by a combination of panel and wire fencing with pedestrian gate to side giving access.

PARKING AND GARAGE

Space for parking to front of property and garage with up and over door and access to eaves storage.

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.

