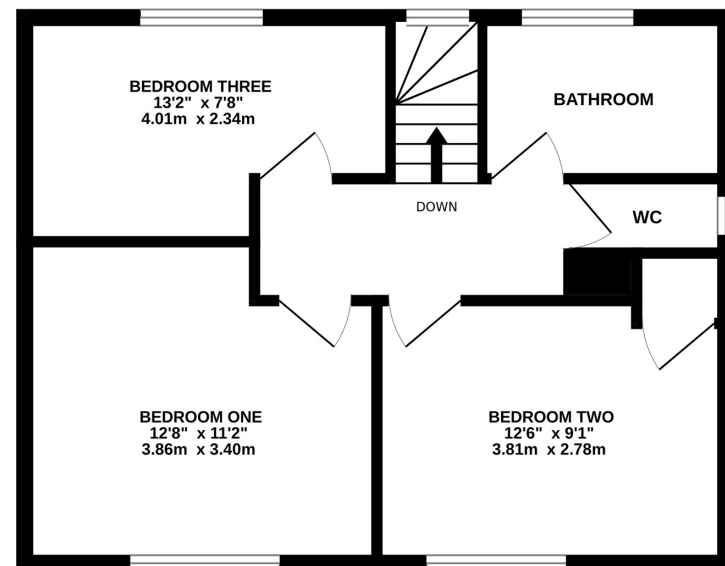


BillinghamMartin
1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.
ESTATE AGENTS
Working to get you moved



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 sq.m.) approx.
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94 Cheyne Way

Farnborough, Hampshire GU14 8SD

£400,000 Freehold

A three bedroom semi detached family home offered for sale with no onward chain and in need of some updating situated within easy reach of local schools, shops and playing fields. Accommodation comprises hall, living/dining room, kitchen, three bedrooms, bathroom, separate wc. Features to note include gas central heating, front and rear gardens, driveway parking and integral garage. Energy Efficiency Rating 'tbc'.

GROUND FLOOR

COVERED ENTRANCE

Courtesy light.

HALL

Side aspect hardwood door with opaque glazed inserts, front aspect upvc opaque double glazed window, radiator, doors to living/dining room and kitchen. Stairway to first floor landing with storage cupboard below housing consumer unit and meters, laminate floor, smooth finish ceiling.

LIVING/DINING ROOM

16' 11" x 12' 0" (5.16m x 3.66m) Rear aspect upvc double glazed window and door to terrace, radiator, feature fireplace with timber surround and marble hearth, wall light points, textured ceiling.

KITCHEN

10' 8" x 8' 6" (3.25m x 2.59m) Front and side aspect upvc double glazed windows, side aspect upvc double glazed door to passageway, matching range of eye and base level units incorporating roll edged work surfaces with inset sink unit with mixer tap. Plumbing and space for washing machine, space for gas or electric cooker, space for further appliances, part tiled walls, tiled floor, textured ceiling.

FIRST FLOOR

LANDING

Doors to all three bedrooms, bathroom and separate wc, hatch to loft space, smooth finish ceiling.

BEDROOM ONE

12' 8" x 11' 2" (3.86m x 3.40m)max. Rear aspect double glazed window, radiator, smooth finish ceiling.

BEDROOM TWO

12' 6" x 9' 1" (3.81m x 2.77m) Rear aspect double glazed window, radiator, cupboard housing gas central heating boiler and hot water cylinder tank, smooth finish ceiling.

BEDROOM THREE

13' 2" x 7' 8" (4.01m x 2.34m) Front aspect double glazed window, radiator, smooth finish ceiling.

BATHROOM

Front aspect opaque double glazed window, two piece suite comprising vanity inset wash hand basin with mixer tap and storage cupboard below, panel enclosed bath with mixer tap and shower attachment. Radiator, tiled walls, textured ceiling.

SEPARATE WC

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

INTEGRAL GARAGE

18' 0" x 8' 0" (5.49m x 2.44m) Front aspect up and over door, rear aspect window and door to garden, power and light.

REAR GARDEN

Measuring approximately 53ft with paved terrace suitable for outdoor table and chairs leading to mainly laid to lawn garden with shaped flower and shrub borders, fully enclosed via mature hedging and fencing.

FRONT OF PROPERTY

Driveway giving off road parking and access to garage and covered entrance, mainly laid to lawn garden with stocked border, outside tap, door to side passage.

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.

