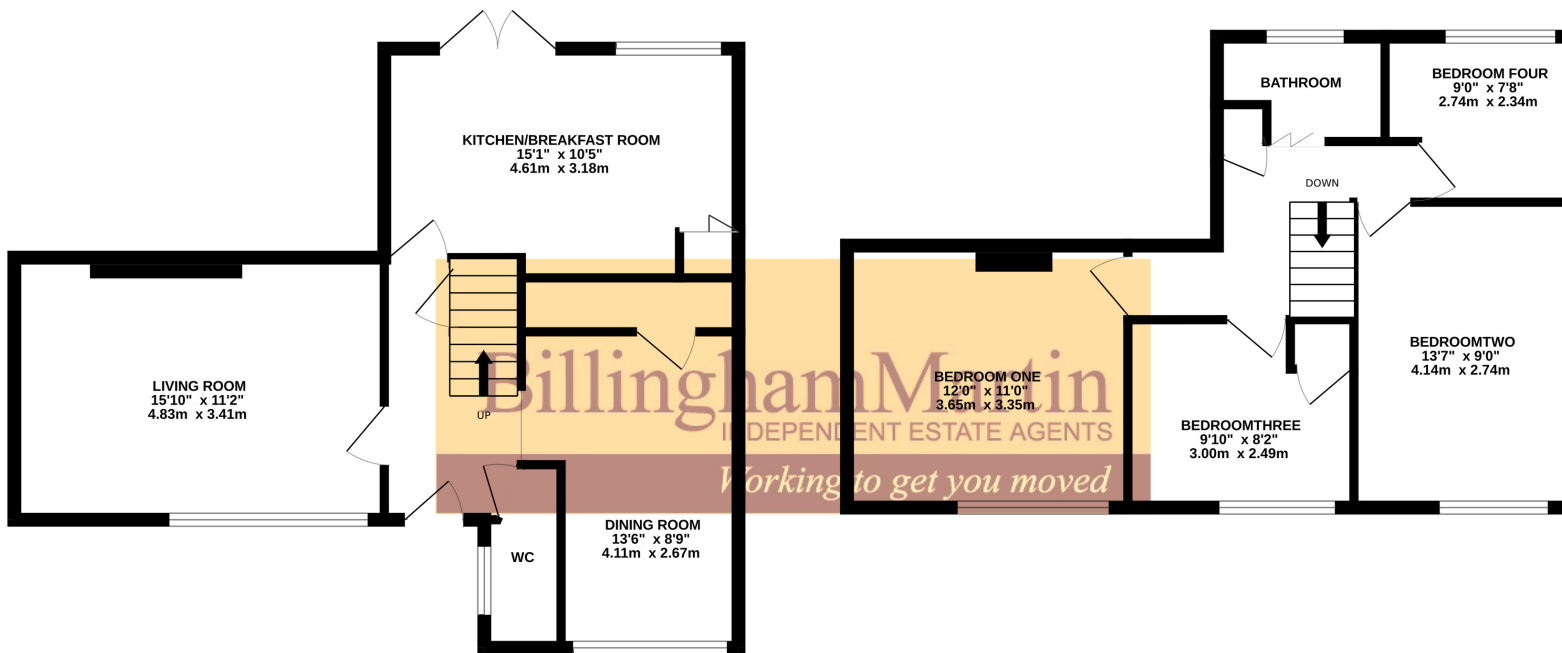


GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.

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11 Tweed Close

Farnborough, Hampshire GU14 9NF

£440,000 Freehold

A well presented four bedroom semi detached family home enjoying a cul-de-sac position on the sought after Manor House development in Cove offering easy access to a choice of local schools, shops and Hawley Woods. Accommodation comprises entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, four bedrooms, refitted bathroom. Features include upvc double glazing, gas central heating, front and rear gardens, driveway parking. Energy Efficiency Rating 'C'.

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc multi-point locking door with double glazed opaque insert, radiator, doors to cloakroom, living room and kitchen/breakfast room, doorway to dining room. Stairway to first floor landing with storage cupboard below, wall mounted heating control, textured ceiling with inset lighting.

CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, wall mounted wash hand basin, laminate floor, textured ceiling.

LIVING ROOM

15' 10" x 11' 2" (4.83m x 3.40m) Front aspect upvc double glazed window, radiator, feature gas fire with wooden surround, Virgin Cable point, telephone connection point, textured ceiling with coving.

DINING ROOM

13' 6" x 8' 9" (4.11m x 2.67m)max. Front aspect upvc double glazed window, radiator, large built in storage cupboard suitable for coats and shoes, laminate floor, cupboard housing consumer unit and electric meter, textured ceiling.

KITCHEN/BREAKFAST ROOM

15' 1" x 10' 5" (4.60m x 3.17m) Rear aspect upvc double glazed window and twin opening doors to terrace. Matching range of eye and base level units incorporating roll edged work surfaces with inset one and a quarter bowl sink unit with mixer tap. Space for gas range cooker below extractor hood, plumbing and space for washing machine and dishwasher, space for upright fridge/freezer. Wall mounted replacement central heating boiler, larder cupboard, space for table and chairs, part tiled walls, laminate floor, textured ceiling with coving.

FIRST FLOOR

LANDING

Doors to all four bedrooms and refitted bathroom, cupboard housing hot water cylinder with slatted shelving above, access to part boarded loft space via hatch with fitted ladder,

BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m) Front aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM TWO

13' 7" x 9' 0" (4.14m x 2.74m) Front aspect upvc double glazed window, radiator, textured ceiling with coving.

BEDROOM THREE

9' 10" x 8' 2" (3.00m x 2.49m) Front aspect upvc double glazed window, radiator, bulkhead storage cupboard with hanging rail and shelving, textured ceiling.

BEDROOM FOUR

9' 0" x 7' 8" (2.74m x 2.34m) Rear aspect upvc double glazed window, radiator, textured ceiling.

REFITTED BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, countertop wash hand basin with mixer tap over storage unit, panel enclosed bath with shower over, fully tiled walls, smooth finish ceiling with inset lighting.

OUTSIDE

REAR GARDEN

Full width paved terrace suitable for outdoor table and chairs leading to the remainder of garden which is laid to lawn with shaped flower and shrub borders, second paved terrace to rear, timber built shed, outside power points and tap, fully enclosed via wood panel fencing with pedestrian gate to driveway.

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.

