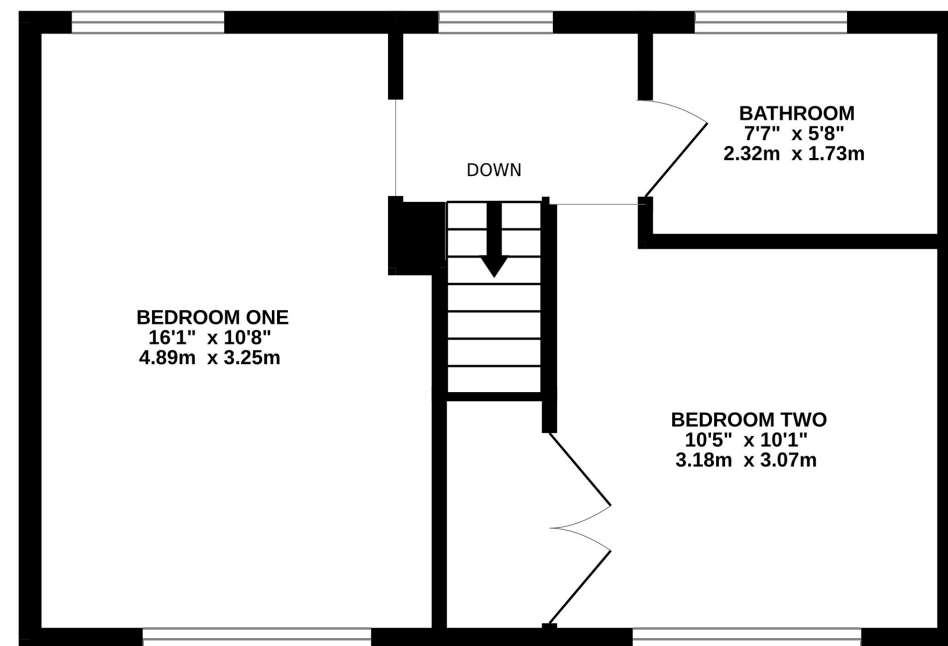


GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.

Working to get you moved



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

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3 Field Road

Farnborough, Hampshire GU14 9DJ

£289,950 Freehold

A two bedroom semi-detached home in need of aesthetic improvements offered for sale with no onward chain. Accommodation comprises entrance hall, living/dining room, kitchen, utility room, cloakroom, two bedrooms, bathroom. Features include generous frontage offering potential for off road parking (subject to consent/permission) and west facing rear garden extending in excess of 85ft. EER 'D'

GROUND FLOOR

ENTRANCE HALL

Front aspect aluminium opaque double glazed door with adjacent matching side panel, stairs to first floor, door to living/dining room, doorway to kitchen, radiator, thermostat.

LIVING/DINING ROOM

4.87m x 3.22m (16' 0" x 10' 7") Front aspect aluminium double glazed window, rear aspect aluminium double glazed sliding patio door to garden, two radiator, fireplace recess with tiled surround, Cable point.

KITCHEN

31.5m x 3.09m (103' 4" x 10' 2") Rear aspect aluminium double glazed window, built in larder and understairs cloaks cupboard, range of eye and base kitchen cabinets with roll edged work surface and inset stainless steel sink unit with mixer tap, space for appliances, radiator, door to utility room.

UTILTIY ROOM

Side aspect aluminium opaque double glazed door, wall mounted gas central heating boiler and electrical consumer unit, gas and electric meters, space for appliances, door to cloakroom.

CLOAKROOM

Side aspect aluminium opaque double glazed window, low level wc, wall mounted wash basin.

FIRST FLOOR

LANDING

Rear aspect aluminium double glazed window, doorways to bedrooms, door to bathroom.

BEDROOM ONE

4.89m x 3.25m (16' 1" x 10' 8") max. Front and rear aspect aluminium double glazed windows, radiator.

BEDROOM TWO

3.18m x 3.07m (10' 5" x 10' 1") Front aspect aluminium double glazed window, radiator, built in airing cupboard housing replacement cylinder tank, hatch giving access to loft space.

BATHROOM

2.32m x 1.73m (7' 7" x 5' 8") Rear aspect aluminium double glazed window, low level wc, pedestal mounted wash basin, panel enclosed bath, radiator.

REAR GARDEN

West facing mainly laid to lawn mature garden extending in excess of 85ft with timber and metal storage sheds, outside tap.

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.

