

87a Somerset Road, Farnborough,
Hampshire. GU14 6DR.



£274,000 Freehold



A well presented two bedroom back-to-back house with a front garden and side access to the rear where there are two allocated parking spaces, a clothes drying area and a tool store (which could be replaced with a shed). The property would be an ideal first time or investment purchase having been updated in recent years to include a new central heating boiler and refitted kitchen. There is gas fired central heating by radiators.

The property is conveniently situated within walking distance of North Camp village, offering a comprehensive range of shopping facilities and eateries. Farnborough Main, North Camp and Ash Vale railway stations are all within approximately 1.5 miles, together with easy access to the A331 and M3 road links. Local primary and infants schools are also nearby, together with Salesian College.

No onward chain complications. EPC: D Council Tax Band B: £1,641.33 (2024/25)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

GROUND FLOOR

Covered Entrance Porch

Courtesy light point, door to:

Entrance Lobby

Radiator, door to:

Double Aspect Lounge

16' 2" x 9' 8" (4.93m x 2.95m) Coved ceiling, under stairs storage recess, squared archway to:

Dining Room

10' 5" x 8' 0" (3.17m x 2.44m) Radiator, built-in storage/coats cupboard, wood-effect laminate flooring.

Kitchen

7' 10" x 6' 9" (2.39m x 2.06m) Single drainer stainless steel sink unit with adjoining laminated working surfaces, excellent range of high and low level units in white, built-in Hotpoint oven with 4 hot plate hob above, extractor hood. Space and plumbing for washing machine, Worcester wall mounted gas fired boiler for the central heating and domestic hot water (approximately one year old), wood-effect laminate flooring. Kitchen refitted approximately 3 years ago.

FIRST FLOOR

Landing

Access to loft.

Bedroom 1

12' 10" x 10' 0" (3.91m x 3.05m) Radiator, coved ceiling, built-in wardrobe with light point.

Bedroom 2

10' 3" x 7' 10" (3.12m x 2.39m) Radiator, built-in airing cupboard with lagged copper tank and slatted shelves over, built-in wardrobe, front elevation.

Bathroom

White suite comprising of a panelled bath with mixer tap and hand shower attachment, low flush WC, pedestal wash basin, shaver point, wood-effect laminate flooring, chromium ladder-style heated towel rail, part tiled walls, extractor fan.

OUTSIDE

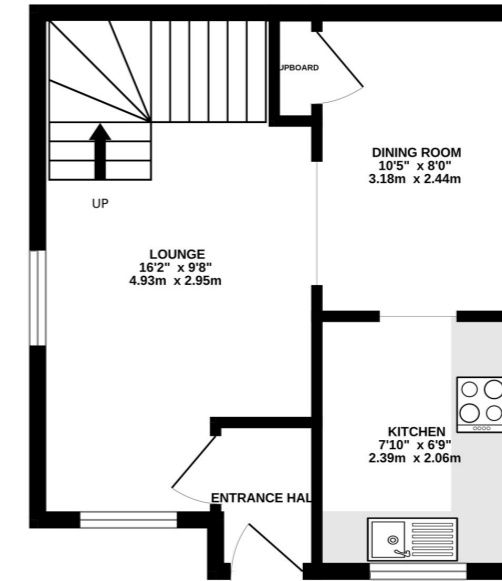
Parking Area

To the rear of the property is a parking area with two allocated parking spaces. A small paved patio is used for clothes drying and there is a lockable tool store (which could be replaced with a shed). Side access to:

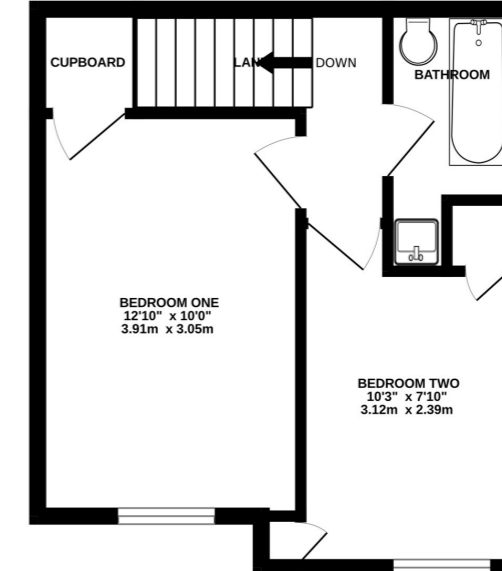
Front Garden

Small lawn.

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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