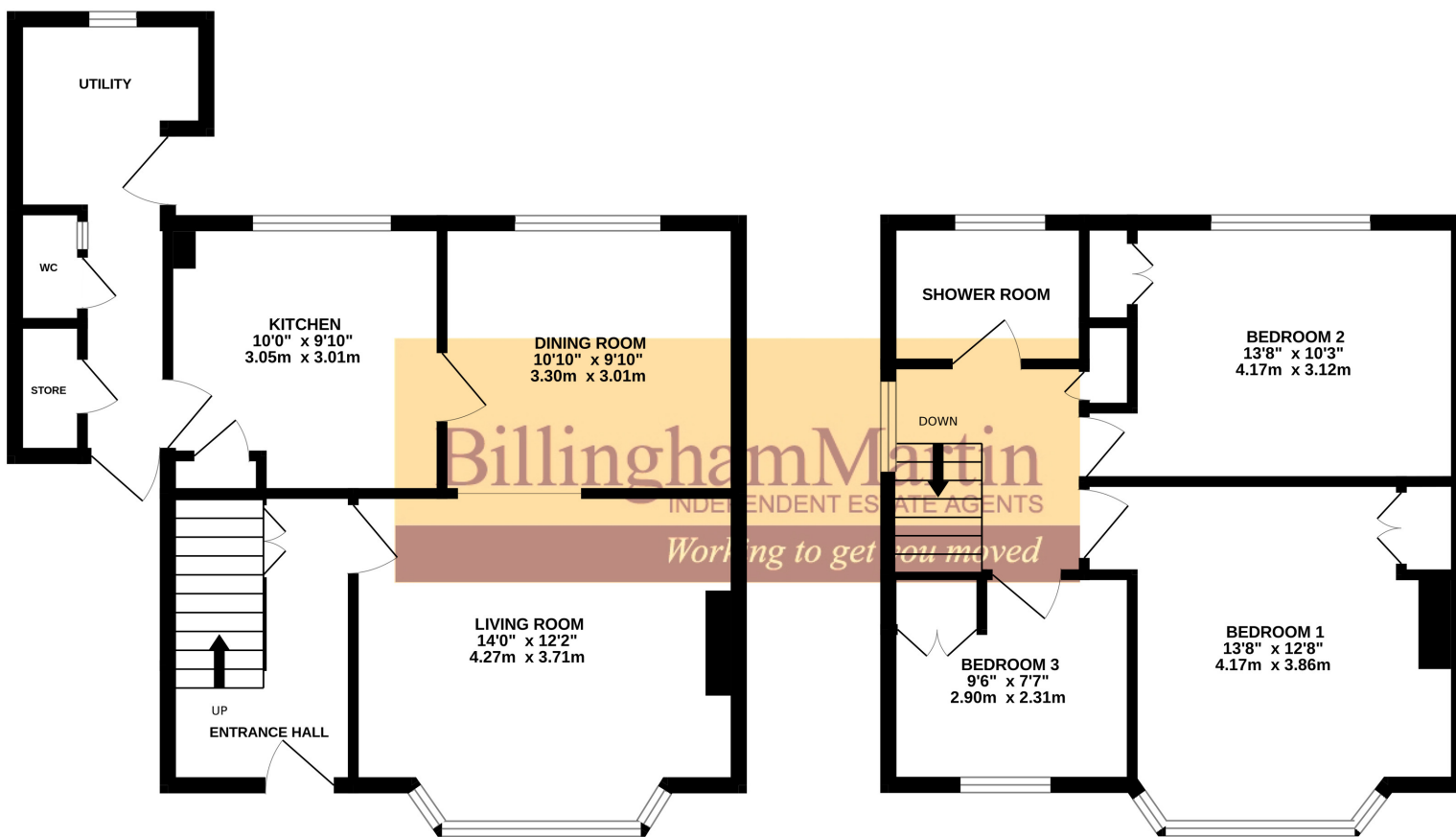


GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.
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88 Cripsey Road

FARNBOROUGH, Hampshire GU14 9QA

£350,000 Freehold

Offered for sale with no onward chain and in need of some updating is this three bedroom semi detached family home situated within easy reach of local schools and shops. Accommodation comprises entrance hall, living room, dining room, kitchen, three bedrooms and shower room. Features to note include replacement combination boiler, side passage with store, WC and utility space, private 85ft rear garden backing onto school playing fields. Energy Efficiency Rating 'D'

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

GROUND FLOOR

ENTRANCE HALL

Front aspect upvc multi-point locking door with with opaque double glazed inserts, radiator, stairway to first floor with under stairs storage cupboard housing consumer unit, gas and electric meters, door to living room.

LIVING ROOM

14' 0" x 12' 2" (4.27m x 3.71m)max into bay. Front aspect upvc double glazed bay window, radiator, feature York stone fire surround with display plinths, Sky feed, square archway to dining room.

DINING ROOM

10' 10" x 9' 10" (3.30m x 3.00m) Rear aspect upvc double glazed window, radiator, wall mounted heating control, door to kitchen.

KITCHEN

10' 0" x 9' 10" (3.05m x 3.00m) Rear aspect upvc double glazed window, double glazed door to side passage. Matching range of eye and base level units incorporating roll edged work surfaces with stainless steel sink unit. Plumbing and space for washing machine, space for gas cooker, space for fridge and freezer, larder cupboard, wall mounted replacement combination boiler.

SIDE PASSAGE

Front and rear aspect upvc multi-point locking doors with opaque double glazed inserts, doors to store and wc, power and light, utility space.

FIRST FLOOR

LANDING

Side aspect upvc opaque double glazed window, radiator, doors to all three bedrooms and shower room, built in storage cupboard with shelving, access to loft space via hatch.

BEDROOM ONE

13' 8" x 12' 8" (4.17m x 3.86m)max into bay. Front aspect upvc double glazed bay window, radiator, fitted wardrobe with hanging rail and shelving.

BEDROOM TWO

13' 8" x 10' 3" (4.17m x 3.12m) Rear aspect upvc double glazed window, radiator, built in wardrobe.

BEDROOM THREE

9' 6" x 7' 7" (2.90m x 2.31m) Front aspect upvc double glazed window, radiator, bulkhead storage cupboard with hanging rail and shelving.

SHOWER ROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin and walk-in double shower cubicle, tiled walls, electric towel rail, vinyl floor.

REAR GARDEN

Extending approximately 85ft and backing onto school playing fields, low maintenance with paved terrace suitable for outdoor table and chairs leading to a gravelled area, well stocked shaped flower and shrub borders, fully enclosed via wood and wire fencing.

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.

