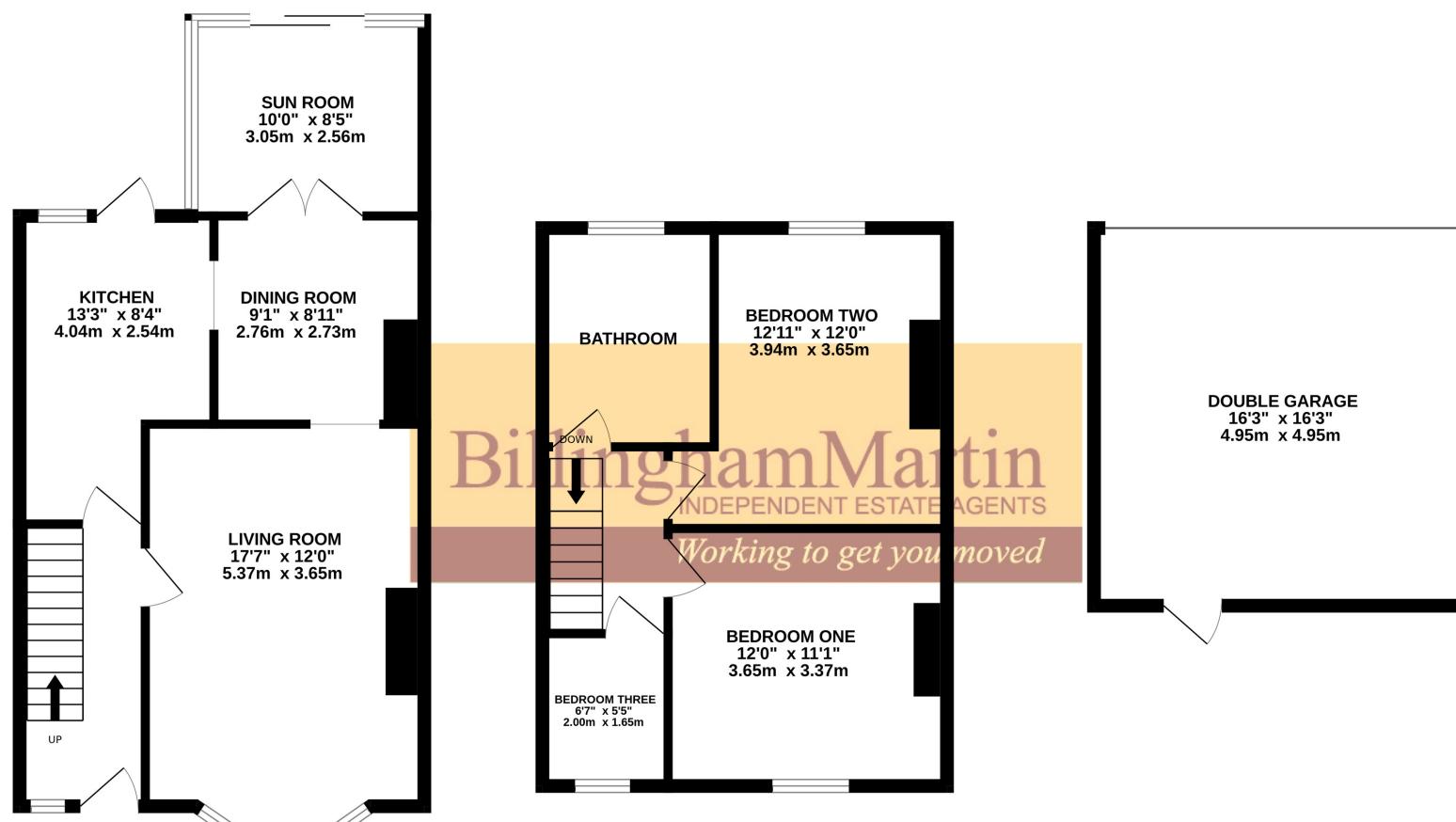


GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



206 Prospect Road  
Farnborough, Hampshire GU14 8JZ

O.I.E.O £350,000 Freehold

A three bedroom family home in need of modernising offered for sale with no onward chain situated within walking distance of Farnborough's Mainline Station (Waterloo 37 mins) and Sixth Form College, Queen Elizabeth Country Park and local schools. Accommodation comprises entrance hall, living room, dining room, sun room, kitchen, three bedrooms, bathroom. The property boasts a west facing 85ft rear garden, 16ft by 16ft double garage to rear and driveway parking to front. Energy Efficiency Rating 'tbc'.

## GROUND FLOOR

Front aspect upvc door with opaque double glazed insert, front aspect double glazed window, radiator, stairs to first floor with recess below, textured ceiling.

## LIVING ROOM

17' 7" x 12' 0" (5.36m x 3.66m) max into bay. Front aspect double glazed bay window, radiator, open fireplace, archway to dining room, textured ceiling.

## DINNING ROOM

9' 1" x 8' 11" (2.77m x 2.72m) Rear aspect twin opening doors to sun room, radiator, open fireplace, archway to kitchen, textured ceiling.

## SUN ROOM

10' 0" x 8' 5" (3.05m x 2.57m) Rear aspect sliding doors, side and rear aspect windows, radiator, wall light points, tiled floor.

## KITCHEN

13' 3" x 8' 4" (4.04m x 2.54m) Rear aspect double glazed window and door giving access to garden, range of eye and base level units incorporating roll edged work surfaces with inset sink unit with mixer tap. Plumbing and space for dishwasher, built in four ring electric hob below extractor fan, built in electric oven, wall mounted replacement central heating boiler, textured ceiling.

## FIRST FLOOR

### LANDING

Doors to all bedrooms and bathroom, textured ceiling.

### BEDROOM ONE

12' 0" x 11' 1" (3.66m x 3.38m) Front aspect double glazed window, radiator, textured ceiling.

## BEDROOM TWO

12' 11" x 12' 0" (3.94m x 3.66m)max. Rear aspect double glazed window, two radiators, wash basin, with tiled splashback, access to loft space, textured ceiling.

### Loft Space

Rear aspect window, boarded with power and light.

### BEDROOM THREE

6' 7" x 5' 5" (2.01m x 1.65m) Front aspect double glazed window, textured ceiling.

### BATHROOM

Rear aspect double glazed window, three piece suite comprising low level wc, vanity inset wash hand basin, corner bath. Radiator, cupboard housing hot water cylinder, part tiled walls, textured ceiling.

## REAR GARDEN

85ft west facing mature garden, brick built store with plumbing for washing machine, greenhouse, access to double garage, enclosed via wire and wood fencing with right of way across neighbouring property.

## DETACHED DOUBLE GARAGE

16' 3" x 16' 3" (4.95m x 4.95m) Situated to rear of property accessed via Austen Road, with double width up and over door, pedestrian door to the garden.

## 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.

