



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.
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111 Birchett Road

Farnborough, Hampshire GU14 8RQ

£269,950 Leasehold

A well presented two bedroom ground floor maisonette situated within easy reach of local schools, shops, G.P. Surgery, bus routes and playing fields. Accommodation comprises entrance hall, living/dining room, kitchen, two double bedrooms, bathroom. Features include extended 999 year lease on completion, replacement gas combination boiler, private rear garden with brick built store. Energy Efficiency Rating 'tbc'

GROUND FLOOR

COVERED ENTRANCE

Outside courtesy lighting.

ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed insert, front aspect upvc opaque double glazed window, doors to all rooms, built in storage cupboard housing consumer unit and gas and electric meters, second storage cupboard, radiator, phone point, wood flooring, smooth finish ceiling with coving.

LIVING/DINING ROOM

16' 0" x 11' 11" (4.88m x 3.63m)max into bay. Front aspect upvc double glazed bay window, radiator, feature wooden fire surround with electric insert, space suitable for dining table and chairs, Cable point , smooth finish ceiling with coving.

KITCHEN

9' 6" x 9' 6" (2.90m x 2.90m) Rear aspect upvc half double glazed door to terrace, side and rear aspect upvc double glazed windows, 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. Built in four ring gas hob with electric fan assisted oven below and extractor fan above, plumbing and space for washing machine, space for fridge and freezer, wall mounted replacement gas combination boiler, radiator, part tiled walls, tiled floor, textured ceiling.

BEDROOM ONE

12' 11" x 11' 11" (3.94m x 3.63m) Rear aspect upvc double glazed window, radiator, built in storage cupboard with shelving, textured ceiling.

BEDROOM TWO

13' 0" x 11' 5" (3.96m x 3.48m) Front aspect upvc double glazed window, radiator, textured ceiling.

BATHROOM

Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap and storage below, panel enclosed bath with mixer tap and shower over. Fitted screen, chrome heated towel rail, part tiled walls, extractor fan, tiled floor, textured ceiling.

OUTSIDE

FRONT GARDEN

Laid to lawn with well stocked flower and shrub borders, fully enclosed via wood fencing with pedestrian gate giving access.

REAR GARDEN

Paved terrace with space suitable for outdoor table and chairs leading to the remainder of garden which is laid to lawn, well stocked flower and shrub borders, timber built shed, brick built store with power and light, outside water tap, fully enclosed via wood panel fencing with pedestrian gate giving side access.

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.

We have been advised by the seller of the following lease information:

New Lease: 999 years on completion

Ground Rent: £10 p/a

Service Charge: £642.12 p/a

