



## 16 Giffard Drive

Farnborough, Hampshire GU14 8PU

£385,000 Freehold

A two bedroom semi-detached bungalow situated on the sought after West Heath development enjoying easy access to local shops, G.P. Surgery, bus routes and playing fields, offered for sale with no onward chain.

Accommodation comprises entrance hall, living room, kitchen, two bedrooms, bathroom. Features include potential for extension and/or loft conversion (stpp), solar panels, 100ft rear garden, off road parking and garage.

## GROUND FLOOR

### ENTRANCE HALL

Side aspect upvc multi-point locking door with opaque double glazed insert and side panel, doors to all rooms, meter cabinet housing electric meter and consumer unit, built in airing cupboard housing cylinder tank below slatted shelving. Radiator, thermostat, smooth finish ceiling with hinged hatch giving access to mainly boarded loft space with ladder and light.

### LIVING ROOM

4.25m x 3.34m (13' 11" x 10' 11") Front aspect upvc double glazed window, radiator, fireplace recess, Cable and telephone points, smooth finish ceiling.

### KITCHEN

3.02m x 2.98m (9' 11" x 9' 9") Front and side aspect upvc double glazed windows, matching range of eye and base level units with roll edged work surfaces and inset stainless steel sink unit with mixer tap. Built in four ring gas hob and fan assisted oven with grill below concealed extractor, under counter fridge and washing machine. Wall mounted gas central heating boiler, tiled splashbacks, laminate flooring, low level fan heater, smooth finish ceiling.

### BEDROOM ONE

3.35m x 3.35m (11' 0" x 11' 0") Rear aspect upvc double glazed door and window, radiator, smooth finish ceiling.

### BEDROOM TWO

3.1m x 3.09m (10' 2" x 10' 2") Rear aspect upvc double glazed window, radiator, smooth finish ceiling.

### BATHROOM

Side aspect upvc double glazed windows, three piece suite comprising low level wc, pedestal wash basin, panel enclosed bath with 'Aqualisa' thermostatic shower over. Tiled splashbacks, tiled floor, radiator, heated towel rail, smooth finish ceiling.

### REAR GARDEN

Paved terrace leading to mainly laid to lawn garden extending approx. 100ft being enclosed by a combination of fencing and natural borders with pedestrian gate to side giving access to driveway.

### GARAGE

5.6m x 2.7m (18' 4" x 8' 10") Front aspect up and over door, side aspect pedestrian door to garden, power and light.

### AGENTS NOTE

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