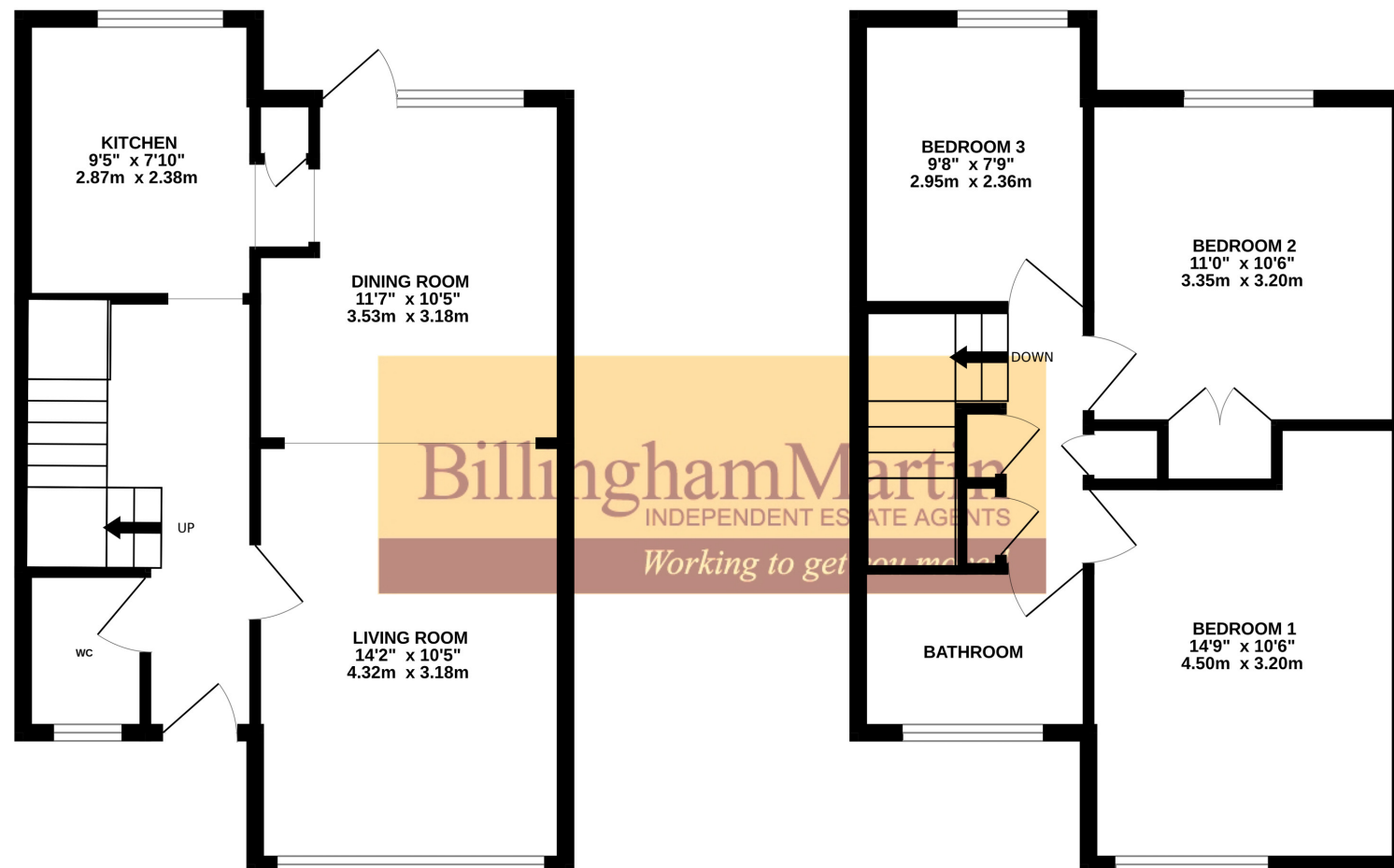


GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 sq.m.) approx.  
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## 51 Lulworth Close

Farnborough, Hampshire GU14 8TR

£365,000 Freehold

A three bedroom family home 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, cloakroom, living room, dining room, kitchen, three bedrooms, bathroom. Features to note include replacement gas central heating boiler, refitted bathroom, established rear garden and garage in block. Energy Efficiency Rating 'C'



**GROUND FLOOR**

**ENTRANCE HALL**

Front aspect upvc door with opaque double glazed inserts, radiator, stairway to first floor with storage recess below, doors to living room and cloakroom, archway to kitchen, wood flooring, textured ceiling with coving.

**CLOAKROOM**

Front aspect upvc opaque double glazed window, low level wc, vanity inset wash hand basin with storage cupboard below, part tiled walls, radiator, textured ceiling with coving.

**KITCHEN**

9' 5" x 7' 10" (2.87m x 2.39m) Rear aspect upvc double glazed window, matching range of eye and base level units incorporating roll edge work surfaces with inset stainless steel sink unit with mixer tap, built in four ring gas hob with electric oven below extractor fan. Plumbing and space for washing machine and dish washer, wall mounted replacement central heating boiler, part tiled walls, tiled floor, radiator, archway to dining room, textured ceiling with coving.

**DINING ROOM**

11' 7" x 10' 5" (3.53m x 3.17m) Rear aspect upvc double glazed window and door to terrace, radiator, space for dining table and chairs, archway to living room, laminate flooring, textured ceiling with coving.

**LIVING ROOM**

14' 2" x 10' 5" (4.32m x 3.17m) Front aspect upvc double glazed window, radiator, Cable point, textured ceiling with coving.

**FIRST FLOOR**

**LANDING**

Doors to all three bedrooms and bathroom, cupboard housing hot water cylinder with slatted shelving above, two further storage cupboards with shelving, access to loft space via hatch, textured ceiling with coving.

**BEDROOM ONE**

14' 9" x 10' 5" (4.50m x 3.17m)max. Front aspect upvc double glazed window, radiator, range of fitted wardrobes with matching drawers, textured ceiling with coving.

**BEDROOM TWO**

11' 0" x 10' 5" (3.35m x 3.17m) Rear aspect upvc double glazed window, radiator, built in double wardrobe with hanging rail and shelving, textured ceiling with coving.

**BEDROOM THREE**

9' 8" x 7' 9" (2.95m x 2.36m) Rear aspect upvc double glazed window, radiator, textured ceiling with coving.

**BATHROOM**

Front aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity inset wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower over, chrome heated towel rail, fully tiled walls, extractor fan, tiled flooring, textured ceiling.

**REAR GARDEN**

Paved terrace suitable for outdoor table and chairs with the remainder of gardens being laid to lawn, well stocked flower and shrub borders, ornamental pond, timber built shed and brick built store, fully enclosed via wood panel fencing with pedestrian gate to rear.

**GARAGE**

17' 0" x 7' 5" (5.18m x 2.26m) Located in nearby block with up and over door.

**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.

The vendors have advised us that there is a monthly service charge of £25

