



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.  
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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.



## 11 Pegasus Road

Farnborough, Hampshire GU14 8SG

£425,000 Freehold

An extended three bedroom semi-detached family home offered for sale with no onward chain situated in a popular development enjoying easy access to local schools, shops and woodland. Accommodation comprises, entrance hall, cloakroom, living/dining room, kitchen, conservatory, three bedrooms, shower room, separate wc. Features include south-westerly aspect rear garden, off road parking and potential for extension/loft conversion (stpp). EER 'tbc'.

## GROUND FLOOR

### ENTRANCE HALL

Front aspect upvc multi-point locking door with opaque double glazed decorative insert, side aspect upvc double glazed window, coir mat, door to cloakroom, part glazed doors to living/dining room and kitchen, two radiators, stairway to first floor with storage cupboard below housing gas and electric meters and consumer unit.

### CLOAKROOM

Front aspect upvc opaque double glazed window, low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, tiled splashback, radiator, tiled floor, extractor.

### LIVING/DINING ROOM

6.71m x 4.15m (22' 0" x 13' 7") max. Front aspect upvc double glazed window, rear aspect upvc double glazed sliding door to conservatory, feature stone fireplace with remote controlled gas fire, two radiators, Sky feed, telephone point, three wall light points.

### KITCHEN

3.7m x 2.46m (12' 2" x 8' 1") Rear aspect upvc double glazed window and upvc multi-point locking double glazed door to conservatory, matching range of eye and base level units finished with marble effect work tops with inset stainless steel sink unit with mixer tap. Built in four ring ceramic hob below concealed extractor, built in fan assisted oven with grill, free standing washing machine, upright fridge/freezer and dishwasher. Tiled splashbacks, under unit lighting, wall mounted concealed gas central heating boiler, tiled floor, serving hatch to dining room.

### CONSERVATORY

4m x 3.9m (13' 1" x 12' 10") Side and rear aspect upvc double glazed windows, side aspect upvc double glazed sliding door, vaulted poly carbonate roof with automated opening sky light, vinyl strip flooring, two wall mounted heaters, two wall light points.

## FIRST FLOOR

### LANDING

Side aspect upvc double glazed window, doors to bedrooms, shower room and separate wc, hatch giving access to mainly boarded loft space with ladder and light.

### BEDROOM ONE

3.83m x 3.45m (12' 7" x 11' 4") max. Front aspect upvc double glazed window, fitted range of bedroom furniture offering extensive storage over wardrobes, cabinets and drawer units, radiator.

### BEDROOM TWO

3.45m x 2.8m (11' 4" x 9' 2") Rear aspect upvc double glazed window, built in airing cupboard housing cylinder tank, wardrobe and matching drawer unit, radiator.

### BEDROOM THREE

2.94m x 2.55m (9' 8" x 8' 4") Front aspect upvc double glazed window, fitted wardrobe over bulkhead, with matching drawer unit, radiator.

### SHOWER ROOM

Rear aspect upvc opaque double glazed window, walk in shower with glass screen and fitted 'Triton' dual head thermostatic shower, vanity unit inset wash basin with mixer tap and storage cabinet below. Heated chrome towel rail, mirror fronted cabinet, shaver light over fitted mirror, tiled walls, vinyl tiled floor, extractor.

### SEPARATE WC

Rear aspect upvc opaque double glazed window, low level wc, part tiled walls, vinyl tiled floor.

## OUTSIDE

### REAR GARDEN

Paved terrace extending into path to rear, mainly laid to lawn garden with well stocked shrub and herbaceous border, two garden sheds, greenhouse, pedestrian door to garage, panel fences to side and rear, twin opening gates to front giving access, outside tap.

### GARAGE

7m x 3.08m (23' 0" x 10' 1") Twin opening doors to front, windows to side and rear, pedestrian door to side.

### 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 sellers of this property have advised us that remedial works were carried out in 1990 under a buildings insurance claim for failure of the floor slab.

