



## 8 Saffron Court

Farnborough, Hampshire GU14 9XG

£305,000 Freehold

A well presented two bedroom freehold house constructed by renowned builder Charles Church, situated on the sought after Barningley Park development offering easy access to local schools, commuter routes, Fleet Pond Nature Reserve and Bramshot Farm Country Park. Accommodation comprises entrance porch, cloakroom, living/dining room, kitchen, two bedrooms, bathroom. Features include communal parking in residents car park, upvc double glazing, gas central heating and replacement consumer unit, EER 'C'.



**GROUND FLOOR**

**ENTRANCE PORCH**

Front aspect multi-point locking composite door with opaque double glazed inserts, doors to cloakroom and living/dining room, laminate flooring, textured ceiling with inset downlighter.

**CLOAKROOM**

Side aspect upvc opaque double glazed window, low level wc, wash basin with mixer tap and storage cabinet below, tiled splashback, radiator, wall mounted replacement gas central heating boiler and consumer unit, laminate flooring, textured ceiling.

**LIVING/DINING ROOM**

4.46m x 4.25m (14' 8" x 13' 11") Front aspect upvc double glazed window, radiator, door to kitchen, stairway to first floor, cable point, laminate flooring, textured ceiling with inset downlighters.

**KITCHEN**

4.46m x 1.66m (14' 8" x 5' 5") Front aspect upvc double glazed window, matching range of eye and base level units incorporating marble effect roll edged work surfaces with inset ceramic one and a third bowl sink unit with swan neck mixer tap. Four ring gas hob and fan assisted electric oven with grill below extractor, plumbing and space for washing machine, space for tumble dryer and upright fridge/freezer. Tiled splashbacks, radiator, laminate flooring , textured ceiling with inset downlighters.

**FIRST FLOOR**

**LANDING**

Doors to bedrooms and bathroom, textured ceiling with hatch giving access to boarded loft space with ladder and light.

**BEDROOM ONE**

3.42m x 3.36m (11' 3" x 11' 0") Front aspect upvc double glazed window, built in double wardrobe offering generous storage over hanging rails, radiator, laminate flooring, textured ceiling with inset downlighters.

**BEDROOM TWO**

2.57m x 2.40m (8' 5" x 7' 10") Front aspect upvc double glazed window, built in airing cupboard housing cylinder tank below slatted shelving, radiator, laminate flooring, textured ceiling with inset downlighters.

**BATHROOM**

Three piece suite comprising low level wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with waterfall mixer tap. Wall mounted thermostatic 'Mira Go' electric shower over bath, heated towel rail, tiled walls, mirror fronted cabinet, laminate flooring, textured ceiling with inset downlighters and extractor.

**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 that the property is subject to a service charge, currently of £350 per annum.

