



TOTAL FLOOR AREA : 781 sq.ft. (72.5 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.



1 Purmerend Close
FARNBOROUGH, Hampshire GU14 9YF
£370,000 Freehold

A superbly presented two double bedroom modern home enjoying an open plan feel to the ground floor, situated on the highly sought after Barningley Park development offering easy access to local amenities including schools, Fleet Pond Nature Reserve, Bramshot Farm Country Park and junction 4a of the M3. Accommodation comprises entrance hall, refitted cloakroom, open plan refitted kitchen/living room, conservatory, two double bedrooms, refitted bathroom. Features include southerly aspect rear garden, replacement upvc double glazing, replacement gas central heating boiler, allocated parking bay to front and garage to rear. Energy Efficiency Rating 'D'.

ENTRANCE HALL

Front aspect composite multi-point locking door with opaque double glazed inserts, staircase to first floor, door to refitted cloakroom, open plan to kitchen and living room, laminate flooring, smooth finish ceiling with inset lighting.

REFITTED CLOAKROOM

Side aspect upvc opaque double glazed window, two piece suite comprising low level wc, vanity inset wash hand basin with mixer tap and storage cupboard below. Radiator, wall mounted consumer unit, laminate flooring, smooth finish ceiling.

REFITTED KITCHEN

11' 9" x 6' 8" (3.58m x 2.03m) Front aspect upvc double glazed window, matching range of eye and base level units incorporating square edged work surfaces with inset single bowl sink unit with retractable mixer tap. Built in four ring gas hob with extractor fan above and electric oven below, integrated dishwasher, washing machine and fridge/freezer, pull out larder, wall mounted concealed replacement central heating boiler, part tiled walls, laminate flooring, smooth finish ceiling with inset lighting.

LIVING ROOM

14' 3" x 13' 6" (4.34m x 4.11m) Side aspect upvc double glazed window, rear aspect upvc double glazed twin opening doors to conservatory with fitted shutters, upright designer radiator, understairs storage cupboard, additional radiator, laminate flooring, smooth finish with inset lighting.

CONSERVATORY

10' 11" x 8' 3" (3.33m x 2.51m) Rear aspect upvc double glazed twin opening doors to garden, rear and side aspect upvc double glazed windows, wall light points, glass roof with fitted blinds, underfloor heating, wall mounted heating control.

FIRST FLOOR

LANDING

Side aspect upvc double glazed window with fitted shutters, doors to both bedrooms and refitted bathroom, hatch to loft space , smooth finish ceiling.

BEDROOM ONE

13' 6" x 11' 1" (4.11m x 3.38m) Front aspect upvc double glazed windows, radiator, fitted double wardrobes with hanging rails and shelving, cupboard housing hot water cylinder with slatted shelving, smooth finish ceiling.

BEDROOM TWO

13' 6" x 8' 8" (4.11m x 2.64m) Rear aspect aspect upvc double glazed window, radiator, smooth finish ceiling.

REFITTED BATHROOM

Three piece suite comprising low level wc, wall mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower over. Fitted screen, heated towel rail, part tiled walls, extractor fan, smooth finish ceiling with inset lighting.

GARAGE

Situated to the rear of the garden in a block of three, up and over door, access to eave storage space.

REAR GARDEN

South facing laid to lawn garden with shaped flower and shrub borders, raised decked seating area to rear, fully enclosed via brick walling and wood fencing, with pedestrian gate to rear.

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. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

