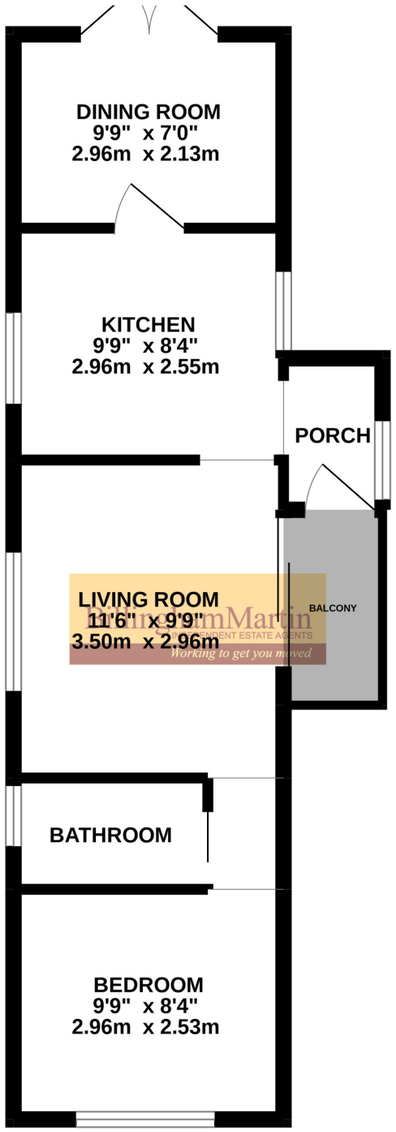
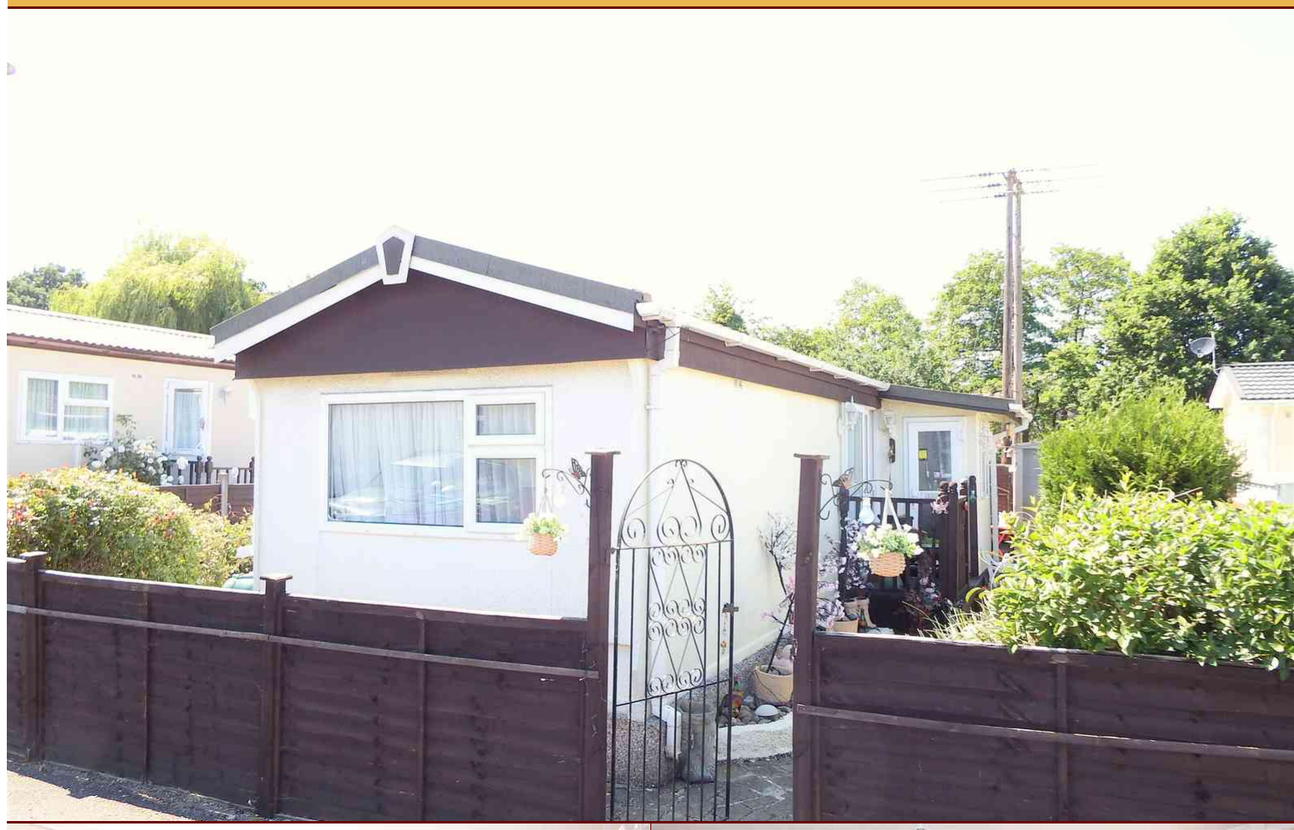
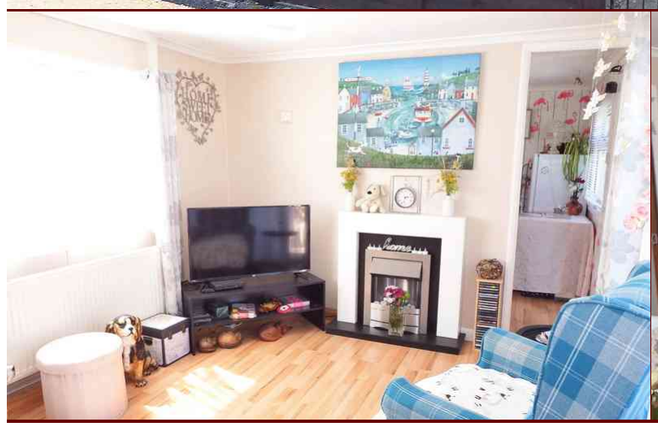
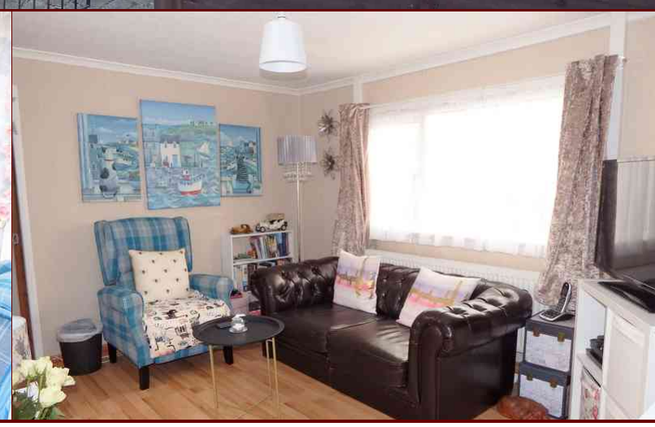
BillinghamMartin
INDEPENDENT ESTATE AGENTS









56 Brookside Park Hawley Lane

Farnborough, Hampshire GU14 9BA — £125,000 Leasehold

A pleasantly presented park home situated on the popular Brookside Park offering easy access to the areas commuted routes and walks alongside Cove Brook. Accommodation comprises porch, living room, kitchen, dining room/bedroom two, shower/bathroom. Features include gas central heating, upvc double glazing and parking in residents private car park.

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 availibility of any property before travelling any distance to view.

69-71 Cove Road, Farnborough, Hampshire, GU14 0EX
Tel: 01252 522822, Email: sales@billinghammartin.co.uk, Website: www.billinghammartin.co.uk

PORCH
Front aspect upvc opaque double glazed door, side aspect upvc double glazed window, laminate flooring, space for coats and shoes, squared archway to kitchen.

KITCHEN
8' 4" x 9' 9" (2.54m x 2.97m) Side aspect upvc double glazed windows, range of eye and base level units with roll edge work surfaces and inset one and a third bowl stainless steel sink unit with mixer tap. Fitted four ring ceramic hob, plumbing and space for washing machine, space for fridge freezer, space for bistro table and chairs. Wall mounted gas central heating boiler and controls, laminate flooring, glazed door to dining room/bedroom two.

DINING ROOM/BEDROOM TWO
7' x 9' 9" (2.13m x 2.97m) Rear aspect upvc double glazed twin opening doors, radiator, laminate flooring.

LIVING ROOM
11' 6" x 9' 9" (3.51m x 2.97m) Side aspect upvc double glazed window and upvc double glazed sliding patio door to balcony, feature electric fire with modern surround, Sky feed, laminate flooring, squared archway to inner lobby.

INNER LOBBY
Sliding door to shower/bathroom, squared archway to bedroom laminate flooring.

BEDROOM
8' 4" x 9' 9" (2.54m x 2.97m) Front aspect upvc double glazed window, radiator, laminate flooring.

SHOWER/BATHROOM
Side aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash basin with mixer tap, panel enclosed shower/bath with mixer tap and shower over. Retractable shower screen, heated chrome towel rail, vinyl tiled floor, tiled walls.

OUTSIDE
Well stocked gardens featuring ornate fish pond, raised planters and seating areas including raised balcony, outside tap, pedestrian gate to front.

RESIDENTS CAR PARK
Providing ample parking for residents an visitors.

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.