

8 Brook Gardens, Farnborough, Hampshire. GU14 0DU.



£279,950 Freehold



Found in a secluded cul-de-sac alongside Marrow Brook, this two bedroom mid terrace property is offered to the market with No Onward Chain. The well presented accommodation offers a living room, kitchen, two bedrooms and a shower room. The location offers easy access to local schools, Farnborough shopping centre, Costco, Southwood Country Park and other local amenities. The property also benefits from a paved rear garden with substantial storage shed and an allocated parking space to the front - further parking is available.

EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Entrance Porch

Panel glazed door to:

Living Room

13' 9" x 12' 7" (4.19m x 3.84m) Front aspect window, laminate flooring, radiator, ceiling mounted fan with lights, stairs to first floor landing, archway to:

Kitchen

12' 7" x 7' 6" (3.84m x 2.29m) Rear aspect window, panel glazed door to garden. Range of wall and base units with work surfaces over, built in oven and hob with stainless steel hood above, space and plumbing for washing machine, American style fridge/freezer (to be included), 1½ bowl stainless steel sink with drainer, space for tumble dryer, tiled floor, wall mounted boiler for central heating and domestic hot water.

FIRST FLOOR

Landing

Doors to all rooms.

Master Bedroom

11' 6" x 9' 7" (3.51m x 2.92m) Front aspect window, door to storage cupboard, radiator.

Bedroom 2

9' 6" x 6' 7" (2.90m x 2.01m) Rear aspect window, radiator.

Shower Room

Rear aspect frosted window, corner shower cubicle with sliding door, low level wc, hand wash basin set in vanity unit with storage beneath, part tiled walls, tiled floor.

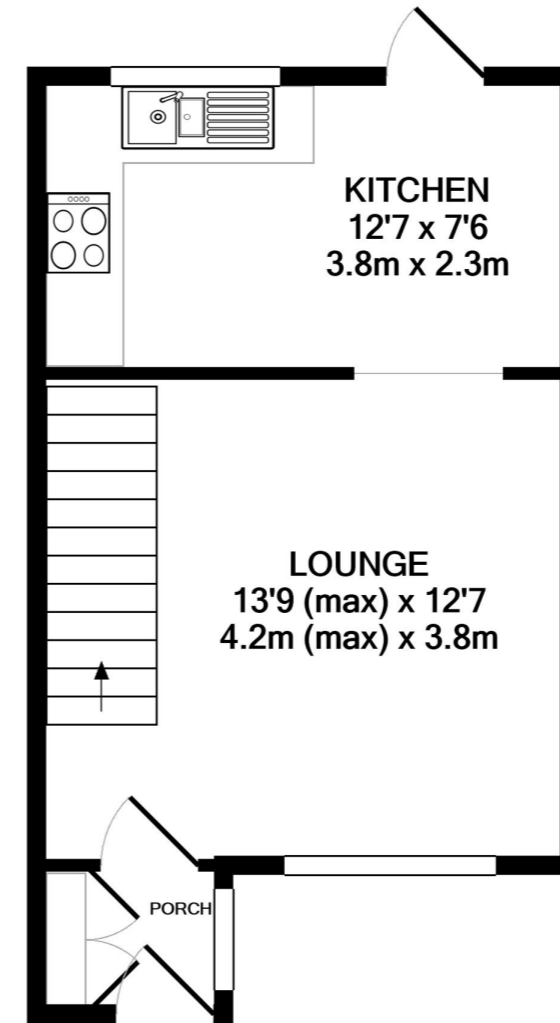
OUTSIDE

Rear Garden

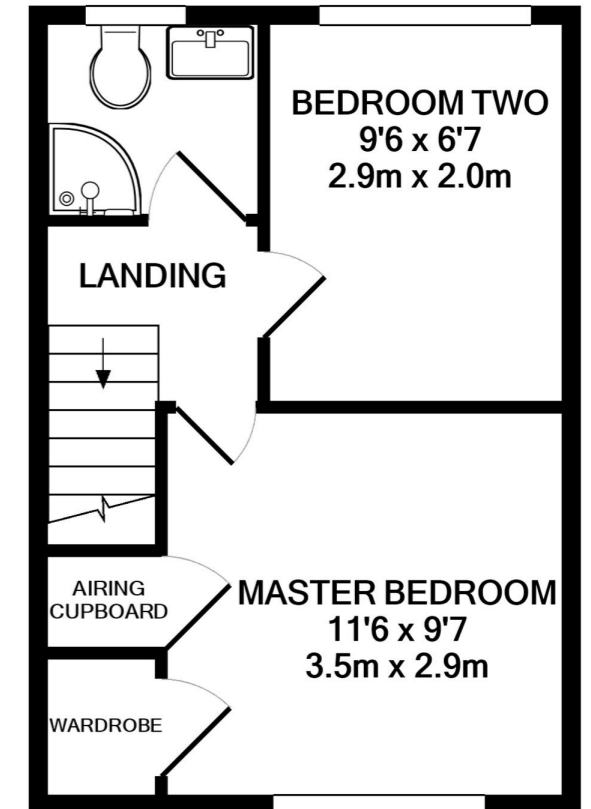
Laid to paving, enclosed by panel fencing, gated rear access, storage shed.

Front Garden

Paved pathway and frontage. Allocated parking space.



GROUND FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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