

72 Union Street, Farnborough,
Hampshire. GU14 7QA.



£190,000 Leasehold



A one bedroom ground floor maisonette representing an ideal first-time or investment purchase with a lounge/dining room, fitted kitchen and a double bedroom. The property has sealed unit double glazed windows and gas fired central heating by radiators. Outside is a shared rear garden and an allocated parking space. This character home is situated in an ideal location close to Farnborough town centre and within walking distance of Farnborough mainline railway station. The property is vacant and therefore NO ONWARD CHAIN. An internal viewing is highly recommended.

EPC: C Council Tax Band B: £1,569.65 p.a. (2023/24) Lease: 99 years from 2014 Service charge: £543 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

GROUND FLOOR

Covered Entrance Porch

Courtesy light point, meter cupboard, part glazed door leading to:

Entrance Lobby

Ceramic tiled floor, cupboard housing a "Vaillant" gas fired boiler for the central heating and domestic hot water, door to:

Bathroom

White suite comprising of a panelled bath with a fully tiled surround and a separate shower unit with glazed screen, wash hand basin enclosed in a vanity surround with drawers below and low flush wc. Ceramic tiled floor, extractor fan, inset ceiling spot downlighters, chromium heated ladder-style towel rail.

Living/Dining Room

18' 3" x 12' 7" (5.56m x 3.84m) Sealed unit double glazed bay window to the front, two radiators, TV aerial point.

Double Aspect Bedroom

12' 7" x 9' 0" (3.84m x 2.74m) Radiator, two sealed unit double glazed windows to the side and rear elevations.

Kitchen

12' 0" x 5' 8" (3.66m x 1.73m) Fitted with a range of high and low level units including cupboards and drawers in white, built-in "Beko" ceramic hob with extractor hood over and "New World" double oven below. Space and plumbing for a washing machine, radiator, ceramic tiled floor, wood-effect laminate working surfaces, single drainer stainless steel sink unit, sealed unit double glazed window to the rear and door to the outside.

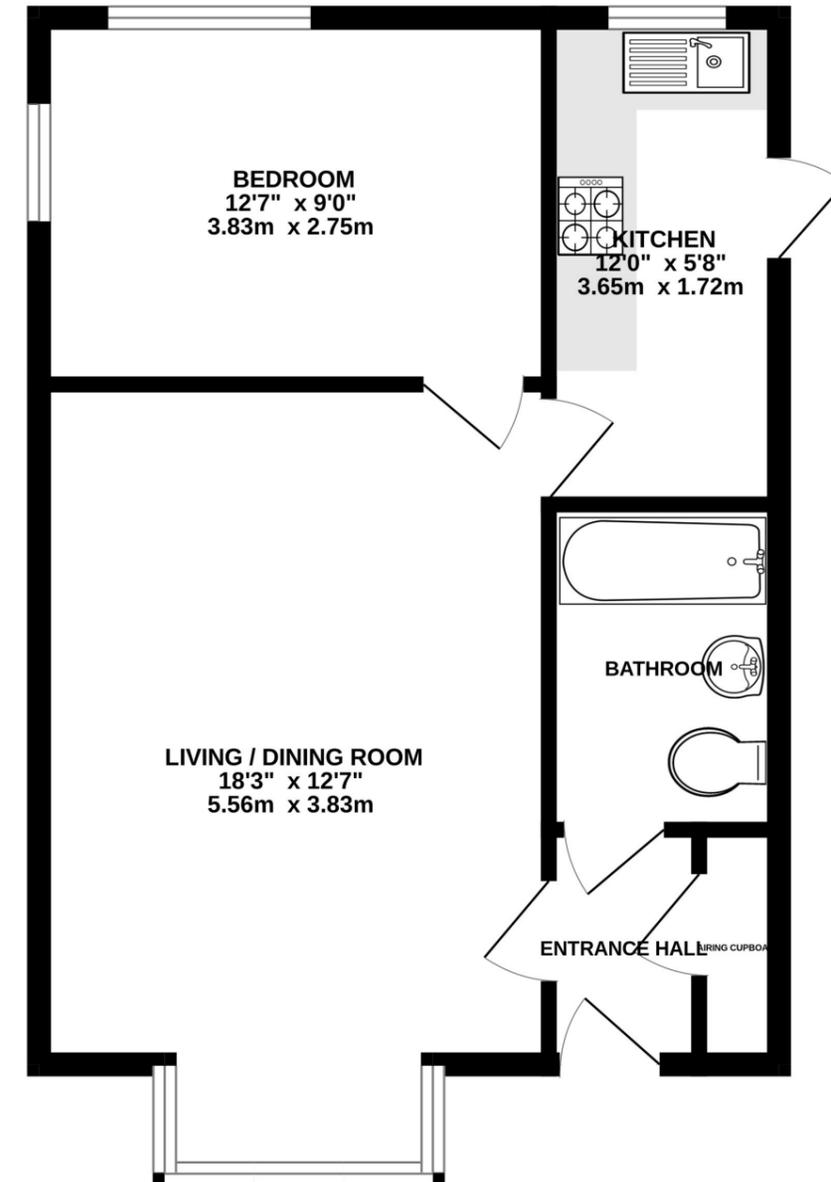
OUTSIDE

Rear Garden

The rear garden is shared with the first floor maisonette, laid to lawn, enclosed by fencing and with rear access leading to:

Allocated Parking Space

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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