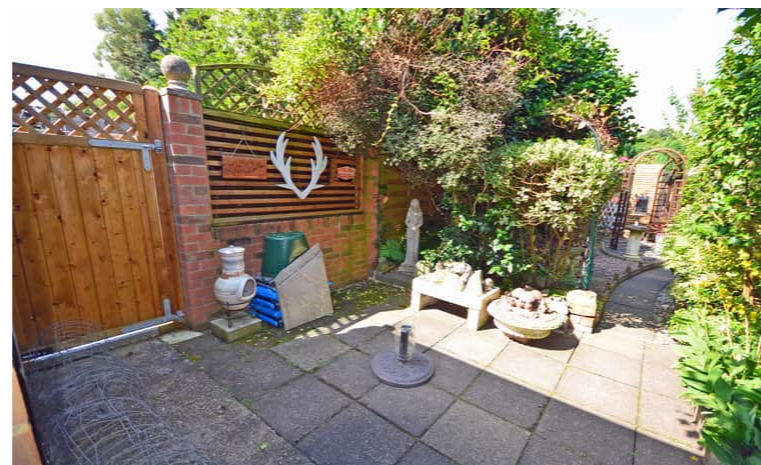
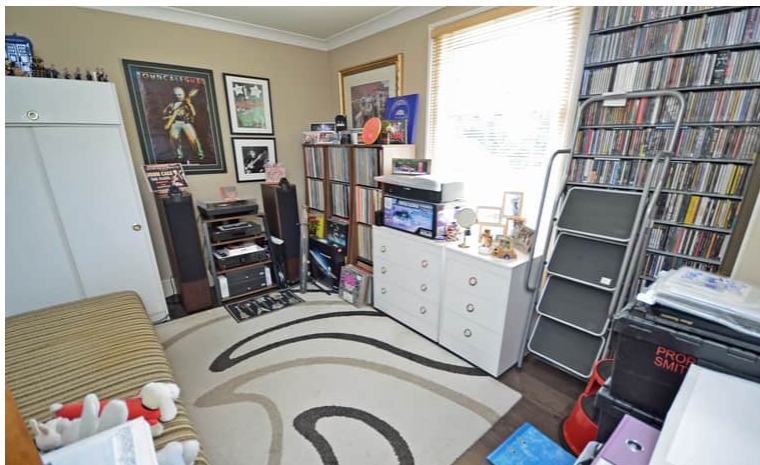


28 Yeovil Road, Farnborough,
Hampshire. GU14 6LB.

£325,000 Freehold



A charming two bedroom character cottage backing onto Queens Road Recreation Park and conveniently situated within walking distance of North Camp shopping area, local schools, North Camp railway station and good road links including the A331 and M3 motorway.

The well kept and presented accommodation comprises of two separate reception rooms, a kitchen, conservatory and bathroom on the ground floor, and the first floor has two double bedrooms. Outside, the gardens are very well kept, including a front garden, and the rear garden extends to approximately 90 ft long with a westerly aspect and a gate leading on to Queens Road Recreation Park. The property has gas fired central heating by radiators and sealed unit double glazed windows.

EPC: C Council Tax C: £1,875.81 per annum (2024/25)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(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.

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Covered Entrance Porch

Courtesy light point, door to:

Entrance Hall

Wood strip laminate flooring, radiator, coved ceiling, meter cupboard, staircase to first floor.

Lounge

10' 7" x 9' 9" to the window (3.23m x 2.97m). Radiator, coved ceiling, wood effect laminate flooring, sealed unit double glazed window to the front.

Dining Room

14' 2" x 10' 5" (4.32m x 3.17m) Radiator, feature ornamental fireplace with electric fire, sealed unit double glazed window, and half glazed door to:

Kitchen

8' 2" x 6' 8" (2.49m x 2.03m) Butler sink with adjoining granite drainer, further granite working surfaces with a good range of high and low level units including cupboards and drawers. Space and plumbing for washing machine, space for a cooker, space for a fridge, sealed unit double glazed window to the side, door to:

Rear Lobby

Built-in shelved storage cupboard and pull-out larder unit, ceramic tiled floor, door to outside.

Bathroom

Ceramic tiled floor, coloured suite comprising of a panelled bath with mixer tap and hand shower attachment with tiled surround, pedestal wash basin, low flush WC, radiator, sealed unit double glazed frosted window to the rear and side.

Conservatory

11' 7" x 5' 1" (3.53m x 1.55m) Radiator, frosted window to one side, glazed casement doors leading to the rear garden.

FIRST FLOOR

Bedroom 1

14' 2" x 9' 9" (4.32m x 2.97m) Over stairs built-in wardrobe, radiator, wood effect laminate floor.

Bedroom 2

14' 2" x 10' 0" (4.32m x 3.05m) Airing cupboard housing a lagged copper tank and Baxi gas fired boiler for the central heating and domestic hot water. Sealed unit double glazed window overlooking the rear garden and recreation ground beyond, wood effect laminate flooring.

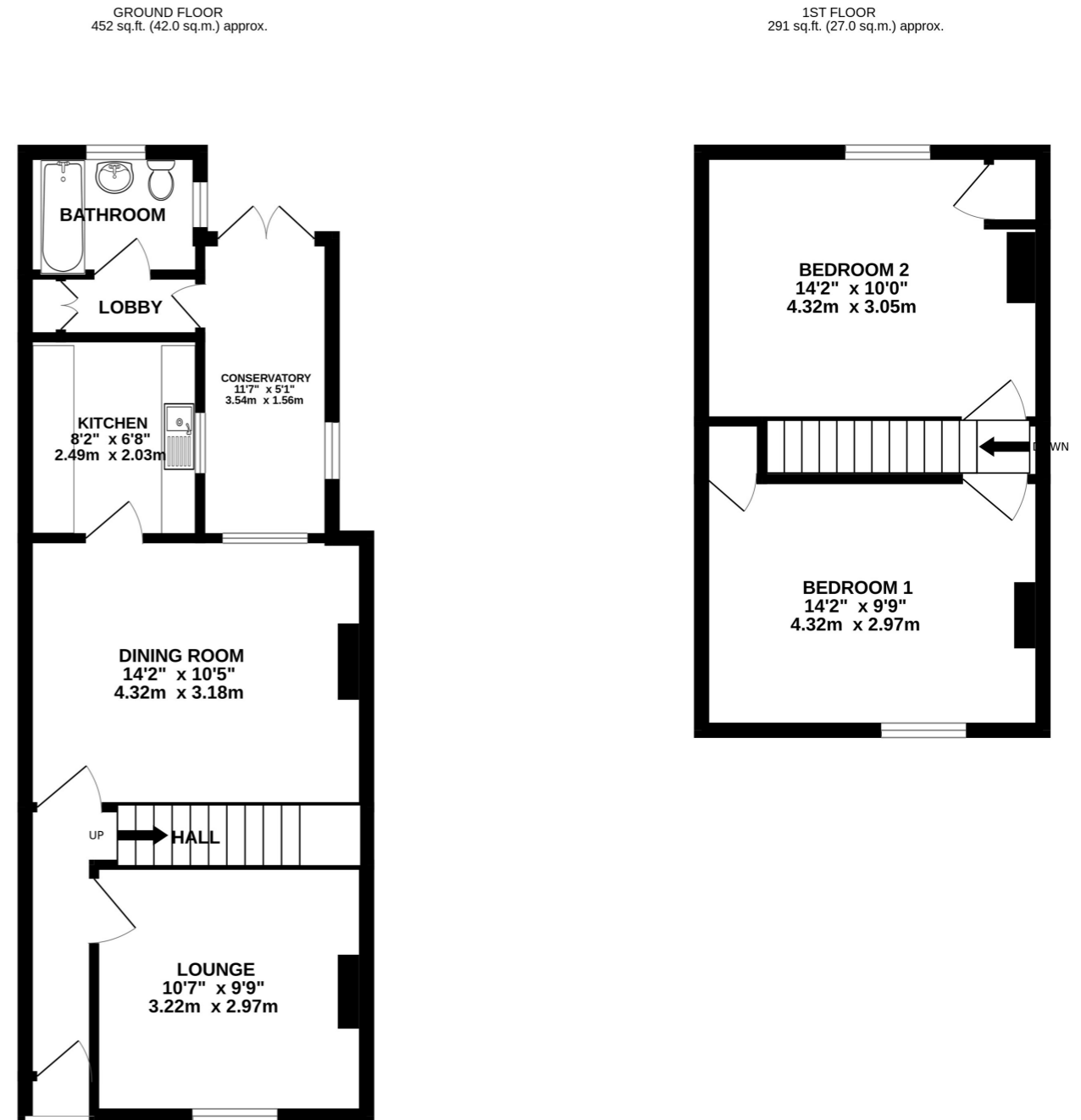
OUTSIDE

Rear Garden

The rear garden extends to approximately 90 ft and has a pleasant sunny aspect. Immediately behind the house is a paved patio with a gated right of way side access. The garden is an interesting feature of the property which consists of paved pathways and shingle areas with mature shrubs providing a high degree of seclusion. There is a greenhouse, a raised area for planting of vegetables, an outside water tap, and gated rear access onto the recreation ground. The gardens are enclosed by close boarded fencing and mature foliage.

Shed

8' 8" x 7' 2" (2.64m x 2.18m) Towards the rear of the garden is a shed with work bench, window, light and power.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.
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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